

65, 55 Lemoyne Crescent W  
Lethbridge, Alberta

MLS # A2236765

# \$249,500



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Paved, Plug-In, Stall		
<b>Lot Size:</b>	4.04 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove

Affordable opportunity to break into the market, or add a nice piece of revenue property to your retirement plans? No matter what the need, this condo will work! Numerous upgrades in the past 2 months include all floor coverings, paint and fixtures. Other updates over the years include bathroom, doors, windows, tile and more. This 3-bedroom, townhouse-style unit is truly move-in ready and priced to sell! Located just a short walk from the University of Lethbridge, Nicholas Sheran Lake, grocery stores, restaurants, parks, and pubs. Call your favorite REALTOR&reg; today for a private viewing.