

**6, 55 Lemoyne Crescent W  
Lethbridge, Alberta**

**MLS # A2273588**



# \$244,900

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	4.04 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Experience modern living in this beautifully renovated 2-storey condo, perfectly situated near Nicholas Sheran lake and the university. Featuring 3 bedrooms and 1 fullbathroom, this home offers comfort and convenience. The newly upgraded kitchen boasts contemporary finishes, and updating flooring throughout. Whether you're a family, a student, or a professional, this tastefully updated condo provides the ideal blend of style and practicality in a prime location.