



16, 55 Lemoyne Crescent W  
Lethbridge, Alberta

MLS # A2278500



**\$255,000**

**Division:** Varsity Village

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 967 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Off Street, Stall

**Lot Size:** -

**Lot Feat:** Backs on to Park/Green Space

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 280

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-100

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Laminate Counters

**Inclusions:** Refrigerator, Electric Range, Dryer, Washer

Experience the perfect blend of style and convenience in this END UNIT beautifully renovated two-storey townhome. Ideally situated just steps from the scenic Nicholas Sheran Lake and the University of Lethbridge, this home offers a lifestyle of ease. The main level welcomes you with new, high-end flooring that flows through an inviting layout, while the upper level features two massive bedrooms and a masterfully renovated bathroom with sleek, modern finishes. Beyond the cosmetic refreshments, this home offers true peace of mind with major mechanical and structural upgrades, including a newly added full bathroom in the basement, a brand-new furnace, and a new hot water heater. Completely move-in-ready, this stylish, low-maintenance condo is an exceptional find for families, students, or professionals looking to plant roots in one of Lethbridge's most desirable locations.