

16, 55 Lemoyne Crescent W
Lethbridge, Alberta

MLS # A2278500

\$255,000



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|------------------|------------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|----------------------------------|-------------------|--------|
| 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.