

**222, 21 Berkeley Place W  
Lethbridge, Alberta**

**MLS # A2249737**



**\$189,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.57 Acres		
<b>Lot Feat:</b>	Street Lighting, Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Dishwasher, Microwave, Refrigerator, Stove, Blinds, Closet system, Table & 4 chairs, Parking stall is assigned

This 2 bedroom apartment is the ideal spot for any student or faculty member attending the U of L. With being so close to the University, you will never have to deal with paying for parking again., this unit has the BEST parking spot location there is, just steps from the stairs that take you to your unit!! This apartment is a great investment opportunity for students or parents. This unit has plenty of storage and a west facing balcony to enjoy the afternoon and evening sun. The apartment painted in modern white, has laminate and Lino flooring for easy cleaning. Enjoy the beautiful built in closet system located in the primary bedroom. Other updates to the building include, new roof, new windows and patio door, a new elevators, updates to the laundry room, and Vinyl flooring through out the halls and main foyer, undated laundry room and freshly paved parking lot. If you're looking for the convenience of being close to the U of L, this would be the perfect spot for you! Call your REALTOR&reg; for a viewing today!