

6, 55 Lemoyne Crescent W
Lethbridge, Alberta

MLS # A2273588



\$239,900

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|-----------|-----------------------|--------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,108 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 4.04 Acres | | |
| Lot Feat: | Landscaped | | |

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