

**227, 21 Berkeley Place W  
Lethbridge, Alberta**

**MLS # A2214109**



**\$175,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 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>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** NA

Welcome to Madison Heights—an excellent opportunity for students, first-time buyers, or savvy investors seeking a well-located two-bedroom, one-bathroom condo directly across from the University of Lethbridge. This bright and airy corner unit benefits from an east-facing exposure, flooding the space with natural light. Inside, you'll find updated vinyl plank flooring, fresh paint, and a modernized bathroom. Located on the second floor, the private balcony showcases scenic views of the university and city skyline. Madison Heights is a professionally managed, well-maintained building featuring a resident caretaker, two elevators, assigned parking, and coin-operated laundry facilities. With its unbeatable proximity to the university, public transit at the doorstep, and all essential amenities nearby, this unit offers strong rental potential and long-term value for investors—while also being an excellent place to call home for buyers seeking comfort and convenience. This unit is TRULY A MUST SEE!!