

**40, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2217116



\$245,900

Division:	Varsity Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	997 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	4.04 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

PERFECT FOR PARENTS WITH A STUDENT----- attending university, this home offers 3 bedrooms (rent 2 rooms for \$1,400 +/-) plus a developed basement with a 2nd bathroom and designated study / gaming room. An easy walk to the U of L, parks shopping & more. With the added benefit of being in an extremely well managed condominium complex, means maintenance free lifestyle for parents & students. It's also a proven quality investment! Whether you're helping your child transition into adulthood or planning ahead for future use, this property offers peace of mind and practical value. YOUR FIRST HOME WILL ALWAYS----- hold a special place in your heart, with one look you'll agree it has everything you need to start your home ownership journey, location (close to parks, schools & other amenities), developed with 3 bedrooms, 2 baths and a bonus room downstairs. All this and the convenience & security of investing in a well established condominium corporation with an excellent appreciation history!