

**212, 5 Berkeley Place W  
Lethbridge, Alberta**

**MLS # A2237315**



**\$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>	850 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>	1.09 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to your new home! This bright and well-maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, convenience, and location. Ideally situated within walking distance to the University of Lethbridge, this is a fantastic opportunity for students, first-time buyers, or savvy investors. Step inside and discover a thoughtfully designed layout with spacious in-unit storage—a rare and valuable feature. The open-concept living and dining area is filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped and functional, with ample cabinetry and prep space. Both bedrooms are generously sized and offer great closet space. The updated bathroom is clean and modern, and you’ll love having everything you need right at your fingertips. Close to shopping, transit, parks, and campus amenities. Whether you’re looking for a low-maintenance home or an investment property near the university, this apartment checks all the boxes.