

99 Lemoyne Crescent W Lethbridge, Alberta

MLS # A2306254



\$460,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Slate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Tankless Hot Water

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Range Hood, Ceiling Fan, Window Coverings including curtains and rods, AC, 1 garage remote, Shed AS IS Not on RPR, Bow Flex, washer dryer, freezer in basement

Welcome to 99 Lemoyne Crescent—this spacious and beautifully maintained bungalow offers nearly 1,400 sq. ft. of comfortable main floor living. A charming front courtyard leads you to the entry, creating a private and inviting approach to the home, along with access to the single attached garage. Upon entry, you're greeted by a bright tiled dining area, thoughtfully separated yet connected to the kitchen, which has been freshly painted and updated with a new tile backsplash. Appliances are approximately five years old, and a pass-through opening between the kitchen and dining room enhances the open-concept feel. Step down into the inviting living room featuring hardwood flooring, a cozy wood-burning fireplace, and a large front window that fills the space with natural light while overlooking the front yard. The main floor includes three bedrooms and two full bathrooms—ideal for families or anyone seeking the convenience of single-level living. The fully developed basement offers additional living space with newly installed vinyl plank flooring, a generous recreation or gym area, and two more bedrooms—perfect for guests or a growing family. Recent updates include newer PVC windows and patio door, hot water on demand (2017), roof (2016), and washer/dryer (approx. 5 years old). The backyard is expansive and functional, complete with a concrete pad, large wraparound deck with dual gas hookups, storage shed, and even a view of the High Level Bridge from your back deck. Contact your favourite REALTOR® today to book your private showing!