

**56, 55 Lemoyne Crescent W  
Lethbridge, Alberta**

**MLS # A2309754**



**\$209,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	4.04 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Revenue Property Opportunity &ndash; Long-Term Tenant in Place! Well-located 2-storey condo townhome offering a practical and desirable layout for tenants, with kitchen, dining, and living room on the main floor, plus 2 bedrooms and a full 4-piece bathroom upstairs. The oversized primary bedroom spans the full width of the unit and features double closets, offering excellent storage and tenant appeal. The unfinished basement includes in-suite laundry with washer and dryer, additional storage space, and future value-add potential. This property has a history of very long-term tenancy, making it an attractive option for investors seeking stable occupancy and reliable rental demand. The unit is currently in lived-in condition and would benefit from cosmetic updates such as paint and flooring over time. Priced accordingly, this creates an excellent opportunity for an investor to improve value gradually while maintaining income potential. Located in a professionally managed condo corporation with consistent upgrades, including all decks replaced last year. Close to shopping, transit, parks, and the university&mdash;an ideal rental location with strong tenant demand.