



Anne French
Your REALTOR®
Love where you live.

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617, 5 Berkeley Place W
Lethbridge, Alberta

MLS # A2314109



\$215,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,061 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-150
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Pantry		

Inclusions: two tables, couch, love seat, coffee table, tv, tv stand, desk, two mattresses (new) and two box springs

Looking for an affordable condo with incredible views and strong investment potential? This bright and spacious Pent House 2-bedroom end-unit condo is located directly across from the University of Lethbridge, making it an excellent opportunity for investors, students, first-time buyers, or anyone looking for convenient west-side living. Situated on the 6th floor, this unit offers over 1,000 sq. ft. of living space filled with natural light. Features include updated laminate flooring throughout, new appliances, a functional galley kitchen, a spacious open-concept living and dining area, extra storage space, and a private balcony with breathtaking views. Surrounded by beautiful walking and bike trails and located close to shopping, restaurants, transit, and other amenities, this property offers both lifestyle and convenience. Bonus: All furniture is included, creating a fantastic turnkey investment or move-in-ready opportunity. If the Buyer prefers the unit unfurnished, furniture removal can be arranged. Affordable, bright, and perfectly located — this is a great opportunity to own a spacious condo in one of West Lethbridge's most convenient locations. Contact your favourite REALTOR® to book a showing today!