

**619, 5 Berkeley Place W
Lethbridge, Alberta**

MLS # A2316666



\$225,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	1.09 Acres		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-150
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: All furniture and items in unit

Attention investors, students, and parents looking to purchase a home for their children while attending university—this is an opportunity you won't want to miss! Ideally located directly across the street from the University, this top-floor, west-facing condo offers beautiful views of Nicholas Sheran Park and the Rocky Mountains. Recently renovated, this bright and inviting 2-bedroom unit is move-in ready. Condo fees include all utilities except electricity and internet/cable, making ownership simple and affordable.