



Anne French  
Your REALTOR®  
Love where you live.

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35, 5 Acadia Road W  
Lethbridge, Alberta

MLS # A2319104



**\$223,786**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	5.25 Acres		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Primary Downstairs

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 290

**LLD:** -

**Zoning:** R-75

**Utilities:** -

**Inclusions:** Fridge, stove, microwave, washer, dryer

Here's your chance to own a great condo right near the U of L! Welcome to unit 35 at 5 Acadia Road W! This 2 bedroom, 1 bathroom unit is within walking distance to the university. Both bedrooms and a bathroom can be found downstairs, along with laundry. Upstairs you have a nice and bright living room with access to the balcony. The kitchen and dining room will be perfect for nightly meals. Whether you are looking to own while going to school or looking for a rental property, this is a great choice. Contact your favourite REALTOR® today! \*All interior photos have been digitally edited to remove furniture, personal belongings, and other contents. These images are intended to illustrate the home's layout and features. The property's current appearance may differ from what is shown.