

## 32 Lemoyne Crescent W Lethbridge, Alberta

**MLS # A2328584**



# \$439,900

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village                                           |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,094 sq.ft.                                              | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Low Maintenance Landscape, Private |               |                   |

|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tar/Gravel      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Pantry          |                   |     |

**Inclusions:** None

Welcome to 32 Lemoyne Crescent W! This spacious 5-bedroom, 2-bathroom bungalow is perfect for growing families, multi-generational living, or those looking for suite potential. The main floor features a traditional layout with a cozy living room, a bright kitchen with a dedicated dining area, 3 comfortable bedrooms, and a full 4-piece bathroom. Downstairs, a separate side entrance leads to a massive, fully finished basement. Here you'll find a huge recreation room perfect for movie nights, 2 additional bedrooms, a private office, a second 4-piece bath, and a dedicated laundry room. Outside, enjoy a large backyard with low-maintenance landscaping—perfect for relaxing without the weekend chore list. Parking is a breeze with a double detached garage in the back and a convenient front driveway. Don't miss out on this versatile property with endless options. Call your agent and schedule your private showing today!