

**617, 5 Berkeley Place W
Lethbridge, Alberta**

MLS # A2344217



\$199,900

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,083 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Parking Lot, Stall		
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:	Bidet, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Storage		

Inclusions: All furniture in unit is included.

Step out onto the balcony and the whole valley opens up in front of you. The University of Lethbridge below, the Oldman River valley running out past it to the horizon, and nothing in the way. Six floors up, facing south, with the coulees changing colour through the seasons. It is the best outlook in Berkeley Place and it is the reason to come and stand here in person. Inside there is the particular quiet that belongs to a top floor. No footsteps overhead, one shared wall instead of three, and south light that carries across the room from morning through to the end of the day. Unit 617 sits on the sixth floor of six, and at just over 1,060 square feet it is one of the largest two bedroom homes in the building. The living room runs better than 20 feet, wide enough for a proper sofa and a reading chair with room to walk past both, and it opens straight onto that balcony. The dining area is a room in its own right rather than a corner of something else. Both bedrooms are generous, each over 16 feet long, with the kind of proportion that simply is not built any more. The kitchen has a pantry, the laundry is in the suite, and there is a storage room off the entry for everything that has nowhere else to go. The building is 1982 concrete, quiet and solid, with elevator service and assigned parking. Berkeley Place sits in Varsity Village, minutes from the University, with a park, a lake, a playground, schools and shopping close enough to walk to and pathways running from the door. Pets are welcome with board approval. Vacant, and ready when you are.