

**517, 5 Berkeley Place W
Lethbridge, Alberta**

MLS # A2344960



\$230,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Off Street, Parking Lot		
Lot Size:	1.09 Acres		
Lot Feat:	Landscaped, Lawn, Street Lighting, Treed		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-150
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: Fridge, stove, OTR microwave, dishwasher, 2 BI Ikea cabinets

Invest in your education, your lifestyle and your future. Located directly across from the University of Lethbridge, this completely remodeled 5th floor suite offers an affordable way to own instead of rent, or a smart opportunity for parents looking to invest in a home away from home for their student. For landlords, the location makes this an easy choice for those looking to provide convenient housing for U of L students. Contemporary and completely updated, this 1,083.0 sq. ft. CORNER UNIT offers a fresh, modern feel throughout with all new flooring, a beautifully updated bathroom with a walk in shower, and a refreshed kitchen featuring granite countertops. The huge living room provides plenty of space to study, relax or entertain, while the large balcony offers east facing views overlooking the University campus. Imagine stepping out for your morning coffee while watching campus come to life. This is an end/corner unit, so there is only a neighbor on one side + across the hall, so noise is not an issue! There is no shortage of storage with generous closets and additional space throughout, making it easy to keep everything organized without giving up valuable living space. Located on the 5th floor of a well maintained 6 story building, you can enjoy the convenience of condo living with a resident manager, Bruce, on site to assist when needed. With all utilities included in the condo fees except power, this is an opportunity to keep the cost of living predictable and focus your money where it matters most. It's a true lock and go lifestyle too, making it ideal for students, parents, snowbirds, frequent travellers or anyone who wants the freedom to lock the door and go. Whether you're a student ready to own your own place, a parent looking to invest in your child's future, or a landlord seeking a desirable location steps from the U of L, this one checks the boxes. Affordable

ownership, low maintenance living and an unbeatable location make this a smart place to call home, rent out or simply lock up and head out on your next adventure.