

**324, 21 Berkeley Place W
Lethbridge, Alberta**

MLS # A2203130



\$130,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	1.57 Acres		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 354

LLD: -

Zoning: R-150

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher

Welcome to Madison Heights, located at 21 Berkeley Place West! This is an incredible opportunity to own a one-bedroom, one-bathroom condo directly across from the University of Lethbridge—perfect for students, first-time homebuyers, or investors alike. This third-floor unit offers great views from your private balcony and is ready for your personal touch as a fixer-upper. Tenants are set to move out on July 31. Madison Heights boasts an onsite manager, two elevators for easy mobility, and an assigned parking spot. The building also offers laundry facilities, ensuring all the conveniences you need are right at your fingertips. The condo lifestyle is centered around convenience, with shopping, restaurants, and other amenities just steps away. Public transit is a breeze, with the bus stop located just outside the front door. Call your favorite REALTOR® today to book a showing!