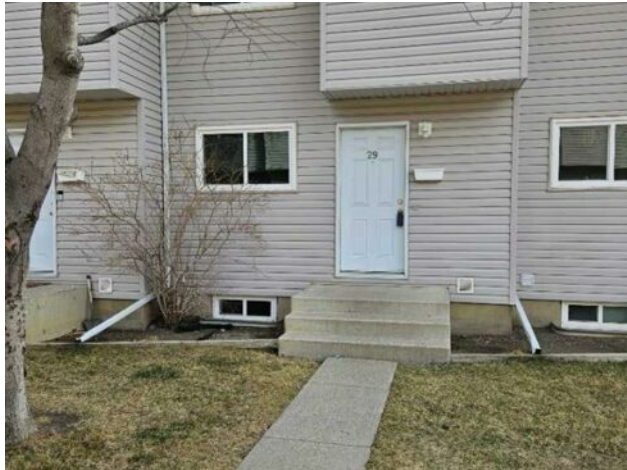


**29, 55 Lemoyne Crescent W
Lethbridge, Alberta**

MLS # A2208378



\$224,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	900 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	4.04 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 275
LLD:	-
Zoning:	R-100
Utilities:	-

Inclusions: N/A

Great condo within walking distance of the University of Lethbridge. Exceptional location on a quiet spot away from traffic. This unit backs onto the green space and features a large, updated maintenance free deck. Inside you find two large bedrooms on the top floor along with a 4 piece bathroom. On the main floor is a kitchen, dining nook and living room with brand new carpet. A rarity in this price range is a basement with development that includes a full bathroom. The whole condo has been repainted and is in move in ready condition. Updated windows and exterior doors. Same owner for over 20 years, this home has NEVER been empty. It has been happily rented to families, visiting professors and students. Would make an excellent first time home or investment property.