

\$245,900 - 22, 55 Lemoyne Crescent W, Lethbridge

MLS® #A2214991

\$245,900

3 Bedroom, 2.00 Bathroom, 997 sqft
Residential on 4.04 Acres

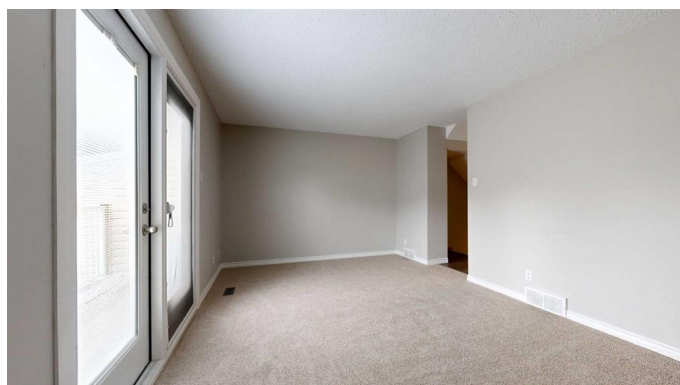
Varsity Village, Lethbridge, Alberta

Renovated, newer kitchen, vinyl plank & carpet, fully developed with 2nd 4pc bathroom, laundry & den. West River Heights is professionally managed, excellent financial statements, remember you are not just investing in a home your are investing in a community, do your due diligence, we can answer any and all condo related questions. Condo fees \$280, incld; professional management, insurance, exterior maintenance, replacement of windows/doors, yard and snow care and more. OPEN for viewing 24/7 via virtual tour, super easy to schedule viewings being vacant. What are you waiting for?

Built in 1977

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2214991 |
| Price | \$245,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 997 |
| Acres | 4.04 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|---------------------------|
| Address | 22, 55 Lemoyne Crescent W |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 4K7 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, See Remarks, Vinyl Windows |
| Appliances | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Other |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 11 |
| Zoning | R-100 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.