

# \$224,900 - 29, 55 Lemoyne Crescent W, Lethbridge

MLS® #A2208378

## \$224,900

3 Bedroom, 2.00 Bathroom, 900 sqft  
Residential on 4.04 Acres

Varsity Village, Lethbridge, Alberta

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.

Built in 1977

### Essential Information

MLS® #	A2208378
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	4.04
Year Built	1977
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	29, 55 Lemoyne Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4A4

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	R-100

### Listing Details

Listing Office	Lethbridge Real Estate.com
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