

\$175,000 - 924, 21 Berkeley Place W, Lethbridge

MLS® #A2121168

\$175,000

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your oasis in the sky! Prepare to be captivated by the awe-inspiring views that await you from this stunning penthouse condo. Perched atop the cityscape, this top-floor unit offers panoramic views of the COULEES, tranquil RIVER VALLEY, the iconic TRAIN BRIDGE, and the vibrant U of L campus just steps away – a true feast for the eyes! Step inside and experience views like no other. This impeccably designed unit features 2 bedrooms, a full bathroom, and a cozy fireplace, creating a welcoming ambiance that's perfect for both relaxation and entertaining. But the real showstopper? Not one, but TWO balconies, providing the perfect vantage point to soak in the unparalleled views and immerse yourself in the beauty of your surroundings.

Recent updates to the unit ensure both style and functionality, including laminate flooring, a luxurious deep bathtub with elegant tile accents, a second bathroom cabinet for added storage, and shelves in the storage room for organization. Plus, enjoy the added comfort and convenience of new flooring in the entry hallway, kitchen, and bathroom. Bathroom upgrades in January 2024 include brand-new Toto toilet, vanity top and exhaust fan! An added bonus, the laundry across the hall is only for the 5 penthouse units!

But that's not all – the condo complex has seen extensive recent updates as well. All common areas, including flooring, paint, trim, and lighting, have been refreshed to elevate



the overall aesthetic and ambiance. Even the 2 elevators are new! The exterior of the building has also undergone significant improvements, with new windows and sliding doors as well as the new building entrance doors enhancing both appearance and energy efficiency. And with the roof slated to be replaced this year (already paid for), you can rest easy knowing that the building is in top-notch condition for years to come. Whether you're savoring your morning coffee against the backdrop of a stunning sunrise or hosting friends for a sunset soir  e on your private balconies, this condo offers a lifestyle that stands out. Don't miss out on the opportunity to make this breathtaking retreat your own. Take time out of your schedule and experience the height of relaxed yet productive living in the heart of the city! Note that the condo fees include water, sewer, heat, caretaker, administrator, care of all common areas inside and outside... talk about VALUE for the price!

Built in 1982

Essential Information

MLS� #	A2121168
Price	\$175,000
Sold Price	\$167,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	924, 21 Berkeley Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5N1

Amenities

Amenities	Elevator(s), Laundry, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	May 3rd, 2024
Days on Market	24
Zoning	R-150
HOA Fees	459.68
HOA Fees Freq.	MON

Listing Details

Listing Office	Grassroots Realty Group
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