

# \$179,900 - 45, 5 Acadia Road W, Lethbridge

MLS® #A2174127

**\$179,900**

2 Bedroom, 1.00 Bathroom, 461 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Discover the perfect student living experience in this charming bilevel condo, ideally located near the University of Lethbridge. This neat and tidy home features a newer hot water tank and vinyl windows, two spacious bedrooms and a modern 4-piece bathroom, making it perfect for roommates or small families. Enjoy the convenience of an in-suite washer and dryer, along with a dishwasher that makes meal prep and clean-up a breeze. Step outside onto your west-facing balcony, where you can soak up the sun and relax after a long day of classes. This unit is available for the University of Lethbridge winter semester! Don't miss out on this fantastic opportunity to live in a well-maintained condo in a prime location. Schedule a viewing with your REALTOR® today!

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2174127  |
| Price          | \$179,900 |
| Sold Price     | \$182,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 461       |
| Acres          | 0.00      |
| Year Built     | 1975      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Bi-Level      |
| Status   | Sold          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45, 5 Acadia Road W |
| Subdivision | Varsity Village     |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 4C1             |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 2                 |
| Parking        | Off Street, Stall |

### Interior

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

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Stucco, Cedar               |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Date Sold      | November 6th, 2024 |
| Days on Market | 13                 |
| Zoning         | R-75               |

HOA Fees                    0.00

**Listing Details**

Listing Office                CUSTOM REAL ESTATE SOLUTIONS LTD

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