

\$209,000 - 24, 55 Lemoyne Crescent W, Lethbridge

MLS® #A2188470

\$209,000

2 Bedroom, 1.00 Bathroom, 868 sqft

Residential on 4.04 Acres

Varsity Village, Lethbridge, Alberta

Discover Urban Living in Varsity Village - End Unit Townhouse

This meticulously updated end unit townhouse offers the perfect blend of style and practicality. Fresh renovations include a modern kitchen with new countertops, cabinets, and backsplash, plus an upgraded bathroom with new tiling. Throughout the home, durable laminate and vinyl plank flooring creates an elegant, low-maintenance living space.

The bright, open layout features two generously sized bedrooms and in-unit laundry. Assigned parking and low condo fees (covering snow removal and landscaping) make ownership hassle-free.

The prime location puts you steps from Nicholas Sheran Park, just a 15-minute walk to the University of Lethbridge, and a 10-minute walk to shops, restaurants, and Shoppers Drug Mart. Enjoy quick 5-minute drives to the YMCA, easy access to public transit and grocery stores, plus proximity to local schools. This property presents an excellent opportunity for first-time homebuyers, University students or their parents, and investment property buyers seeking rental income. Take advantage of this prime location combining natural beauty with urban convenience. Contact your realtor to schedule a viewing today.

Built in 1977

Essential Information



MLS® #	A2188470
Price	\$209,000
Sold Price	\$203,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	868
Acres	4.04
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	24, 55 Lemoyne Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4J7

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	January 31st, 2025
Days on Market	14
Zoning	R-100
HOA Fees	250.00
HOA Fees Freq.	MON

Listing Details

Listing Office	REAL BROKER
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