

# \$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	10
Zoning	R-100

## Listing Details

Listing Office	Lethbridge Real Estate.com
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