

\$245,900 - 40, 55 Lemoyne Crescent W, Lethbridge

MLS® #A2217116

\$245,900

3 Bedroom, 2.00 Bathroom, 997 sqft
Residential on 4.04 Acres

Varsity Village, Lethbridge, Alberta

Affordable living with special features, just a couple blocks from Nicholas Sheran Park, Recreation Complex, water park, shopping and the U of I to mention a few. Upgraded home in excellent condition, east facing (protected rear deck). 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. Super easy to schedule viewings being vacant. What are you waiting for?



Built in 1977

Essential Information

MLS® #	A2217116
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	40, 55 Lemoyne Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4K7

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home, See Rem
Appliances	Dishwasher, Electric Stove, Freezer, 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

Additional Information

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	R-100

Listing Details

Listing Office	Lethbridge Real Estate.com
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