

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

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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 Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

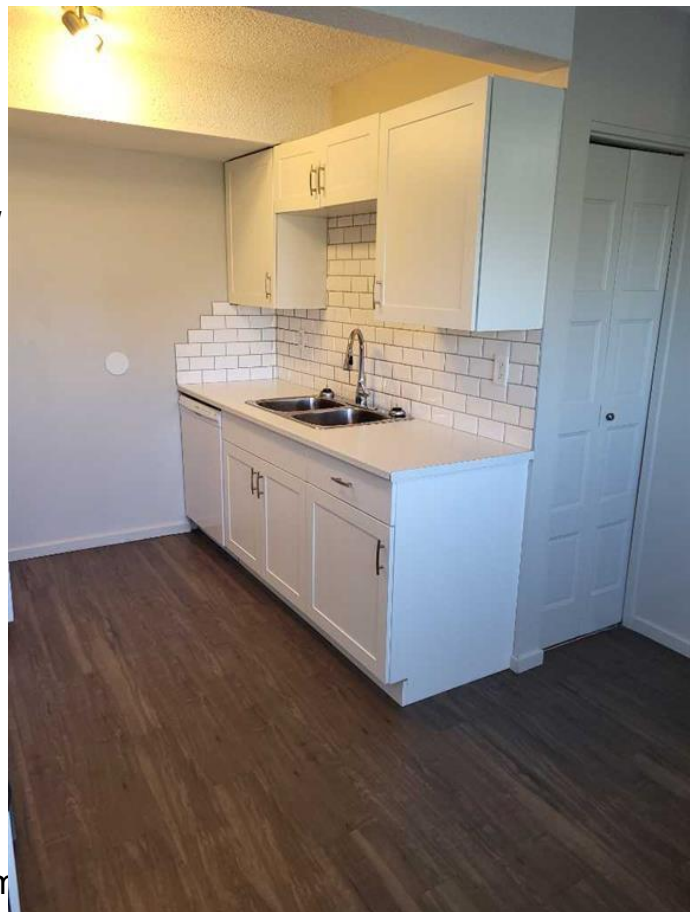
Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-100

### Listing Details

Listing Office	Lethbridge Real Estate.com
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