

# \$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

PERFECT FOR PARENTS WITH A STUDENT----- attending university, this home offers 3 bedrooms (rent 2 rooms for \$1,400 +/-) plus a developed basement with a 2nd bathroom and designated study / gaming room. An easy walk to the U of L, parks shopping & more. With the added benefit of being in an extremely well managed condominium complex, means maintenance free lifestyle for parents & students. It's also a proven quality investment! Whether you're helping your child transition into adulthood or planning ahead for future use, this property offers peace of mind and practical value.

YOUR FIRST HOME WILL

ALWAYS----- hold a special place in your heart, with one look you'll agree it's has everything you need to start your home ownership journey, location (close to parks, schools & other amenities), developed with 3 bedrooms, 2 baths and a bonus room downstairs. All this and the convenience & security of investing in a well established condominium corporation with an excellent appreciation history!



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, F 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	64
Zoning	R-100

**Listing Details**

Listing Office	Lethbridge Real Estate.com
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