

**45, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2174127



\$179,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	461 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Blinds

Discover the perfect student living experience in this charming bilevel condo, ideally located near the University of Lethbridge. This neat and tidy home features a newer hot water tank and vinyl windows, two spacious bedrooms and a modern 4-piece bathroom, making it perfect for roommates or small families. Enjoy the convenience of an in-suite washer and dryer, along with a dishwasher that makes meal prep and clean-up a breeze. Step outside onto your west-facing balcony, where you can soak up the sun and relax after a long day of classes. This unit is available for the University of Lethbridge winter semester! Don't miss out on this fantastic opportunity to live in a well-maintained condo in a prime location. Schedule a viewing with your REALTOR® today!