

# \$480,000 - 115 Lemoyne Crescent W, Lethbridge

MLS® #A2231805

**\$480,000**

4 Bedroom, 4.00 Bathroom, 1,629 sqft  
Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your perfect family home in the heart of Varsity Village! This beautifully maintained 4-bedroom, 3.5-bathroom two-story home is nestled in a charming, mature neighborhood just minutes from the University of Lethbridge and a short walk to Nicholas Sheran Park.

Designed for both everyday living and entertaining, the main floor offers a well-thought-out layout with spacious living areas, sleek quartz countertops, and stylish vinyl flooring throughout. A striking custom open staircase adds a modern statement while enhancing the open feel of the home.

Upstairs, you'll find all four bedrooms, including a generous primary suite complete with its own private ensuite. Whether you're hosting friends or spending a quiet evening in, this home delivers comfort and style.

Cozy up by the wood-burning fireplace in the family room, or relax in the secluded backyard hot tub under the stars. Located on a quiet, low-traffic street, this move-in-ready home is well loved, full of charm, and ready for new memories.

Built in 1974

## Essential Information



MLS® #	A2231805
Price	\$480,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,629
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Lemoyne Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4A4

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Microwave, Washer/Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Oven
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	7
Zoning	RL

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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