

# \$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, youâ€™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	14
Zoning	RL

**Listing Details**

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.