

\$140,000 - 724, 21 Berkeley Place W, Lethbridge

MLS® #A2206919

\$140,000

1 Bedroom, 1.00 Bathroom, 637 sqft
Residential on 1.57 Acres

Varsity Village, Lethbridge, Alberta

This is a MUST see apartment. Unit is turn key and needs NOTHING - move in ready! Immaculately maintained by owners and current long term tenants. Carpet and paint is all NEW and in great condition. Upon entry you will notice a large storage room, and separate closet for jackets and shoes. The kitchen has a great open concept layout with many cupboards. Laminate counters are in beautiful condition, along with all white appliances that are fully functional and in great shape. The stand alone microwave is also included. There is a large eating area off the kitchen which functions great for hosting friends or family. Flooring throughout the kitchen and bathroom/hallway is linoleum, which has no rips or tears. Its also in great condition. Off the kitchen is a large living space with NEW carpet. Care of ownership is obvious. Step outside onto the large balcony, which faces East and overlooks the beautiful skyline of Lethbridge. The view of the skyline and University is amazing. Head into the large bedroom with lots of room for a separate desk, if you wanted to study or work. This room boasts a large closet for all your belongings. Overall, this building has been very well maintained. Condo fees are only \$354.38 per month. Both the roof and elevators were replaced 2 years ago. Flooring and paint in the hallways has also been recently done. The main floor has a large coin operated and clean laundry room. The garbage and recycling room is also close by. This unit has



an assigned parking stall #81. Visitor parking also available. Additional parking or storage units can be rented out. See building manager for details. Front door is secure with key fob access. The area also features security cameras and is well lit. Shopping and parks are a short walk away. If you are a student of U of L, this will be the closest apartment building to the school. Its directly across the street. Call your favorite realtor today to book a showing. 24 hour notice required. You will not be disappointed!!

Built in 1982

Essential Information

MLS® #	A2206919
Price	\$140,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	637
Acres	1.57
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	724, 21 Berkeley Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5N1

Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Storage, Visitor Parking, Garbage Chute
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Utilities	Cable Available, Electricity Not Paid For, Garbage Collection
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Electric
Cooling	None
# of Stories	8
Basement	None

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	April 4th, 2025
Zoning	R-150

Listing Details

Listing Office	Charles
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