

# \$175,000 - 227, 21 Berkeley Place W, Lethbridge

MLS® #A2214109

**\$175,000**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 1.57 Acres

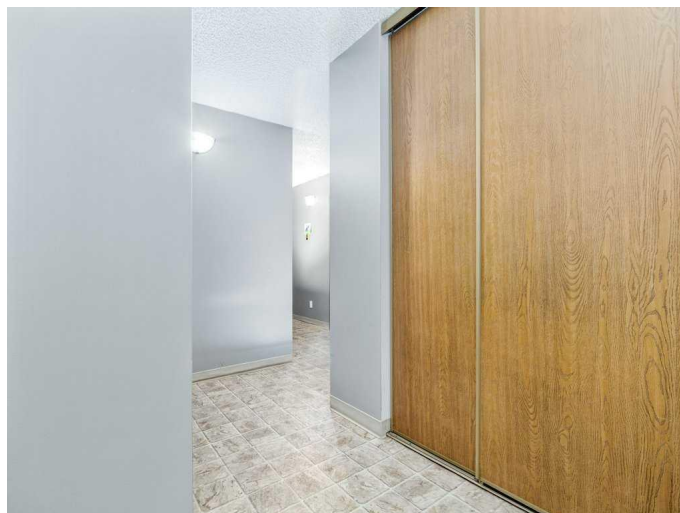
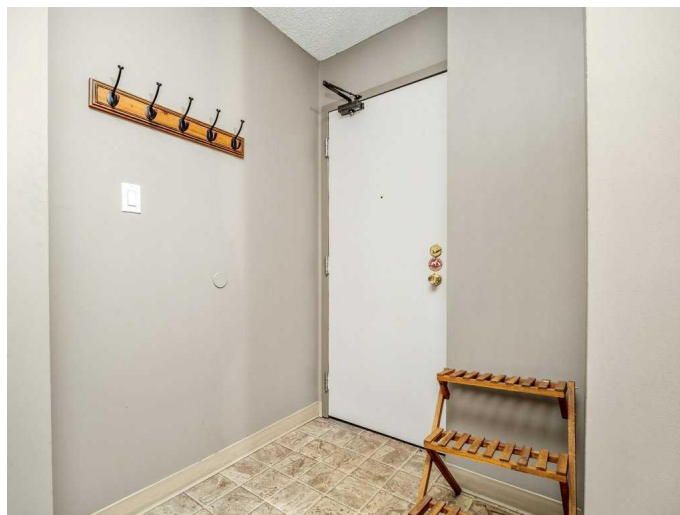
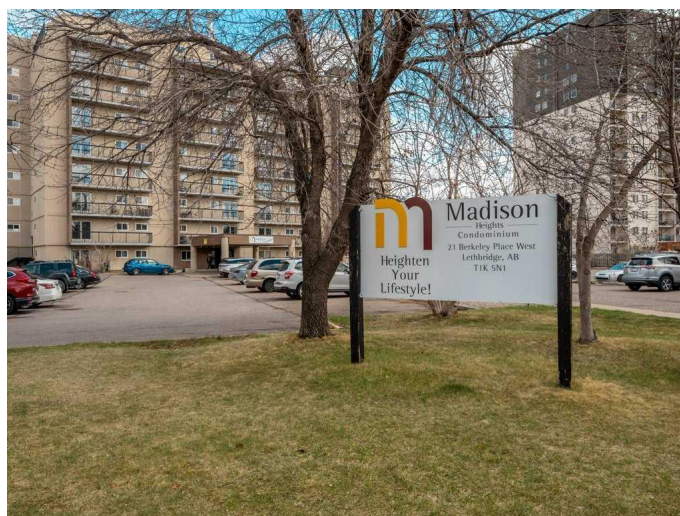
Varsity Village, Lethbridge, Alberta

Welcome to Madison Heights—“an excellent opportunity for students, first-time buyers, or savvy investors seeking a well-located two-bedroom, one-bathroom condo directly across from the University of Lethbridge. This bright and airy corner unit benefits from an east-facing exposure, flooding the space with natural light. Inside, you'll find updated vinyl plank flooring, fresh paint, and a modernized bathroom. Located on the second floor, the private balcony showcases scenic views of the university and city skyline. Madison Heights is a professionally managed, well-maintained building featuring a resident caretaker, two elevators, assigned parking, and coin-operated laundry facilities. With its unbeatable proximity to the university, public transit at the doorstep, and all essential amenities nearby, this unit offers strong rental potential and long-term value for investors—while also being an excellent place to call home for buyers seeking comfort and convenience. This unit is TRULY A MUST SEE!!

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2214109  |
| Price     | \$175,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 949               |
| Acres          | 1.57              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 227, 21 Berkeley Place W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 5N1                  |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Parking, Coin Laundry, Garbage Chute |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 9                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Roof              | Flat Torch Membrane |
| Construction      | Concrete, Stucco    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | R-150            |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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