

228, 21 Berkeley Place W
Lethbridge, Alberta

MLS # A2164961



\$165,000

Division:	Varsity Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	926 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Parking Lot, Plug-In, Stall		
Lot Size:	1.57 Acres		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 516

LLD: -

Zoning: R-150

Utilities: -

Inclusions: Refrigerator, Dishwasher, Range Hood, Window coverings, Electric Stove, 2 Building Keys and 2 Unit Keys

Welcome to 21 Berkeley, a vibrant condo building that perfectly caters to young professionals, students, and savvy investors alike. This is an excellent opportunity for anyone looking to live so close to the University Of Lethbridge! Step inside to discover a spacious layout featuring two generously-sized bedrooms, ideal for sharing or creating a dedicated home office. The main bathroom with tub shower and the ample storage space throughout ensures you have room for all your essentials. The open-concept living area is bathed in natural light, thanks to the large windows and access to your private balcony—perfect for morning coffee or evening relaxation. The kitchen has a dishwasher, and more recently, an updated stainless steel stove and hood fan. Beyond the unit, you’ll appreciate the extensive upgrades made to The Berkeley over the past few years. The building has seen a transformation with freshly painted hallways, new flooring, upgraded elevators, and replaced windows and balcony doors. The balconies have been resealed, ensuring durability and comfort for your outdoor enjoyment. Plus, with a special assessment for the roof already paid and completion expected soon, you can rest easy knowing that the building’s infrastructure is well-maintained. Additionally, a new Reserve Fund will be established this summer, reflecting the proactive approach of the building management. Whether you’re looking for a new home or an investment opportunity, this condo at The Berkeley is a fantastic choice. Don’t miss your chance to experience the convenience, style, and community that this unit has to offer. Schedule your showing today and start the next chapter of your life in this beautiful space!