

# \$199,900 - 102, 405 Columbia Boulevard W, Lethbridge

MLS® #A2214613

**\$199,900**

3 Bedroom, 1.00 Bathroom, 994 sqft

Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Manor! This rare corner unit, fully renovated 3-bedroom with IN SUITE LAUNDRY condo is located within walking distance to the University of Lethbridge and just steps from Nicholas Sheran Park, schools, and all the west side amenities, this unit is ready for its new owners! Inside, you'll features throughout: a beautifully upgraded kitchen, a fresh bathroom, vinyl plank flooring, lighting, doors, trim, and baseboards. Westridge Manor is professionally managed, with a dedicated on-site Resident Manager, Darlene, who's been with the building for over 30 years. The condo association is financially strong, with an engaged Board of Directors available for any questions & professionally managed. Condo fees cover almost everything but power, making this a solid investment in a well-maintained community. Quick possession available!

Built in 1983

## Essential Information

MLS® #	A2214613
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	994
Acres	3.45
Year Built	1983



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 405 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

### Amenities

Amenities	Bicycle Storage, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall

### Interior

Interior Features	No Animal Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

### Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Mixed

### Additional Information

Date Listed	April 25th, 2025
Days on Market	55
Zoning	R-75

### Listing Details

Listing Office	Lethbridge Real Estate.com
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