

# \$205,000 - 42, 5 Acadia Road W, Lethbridge

MLS® #A2247793

**\$205,000**

2 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 5.25 Acres

Varsity Village, Lethbridge, Alberta

Looking for a low-maintenance investment property? Welcome to Westridge Estates, Unit 42 at 5 Acadia Rd , perfectly located right across from the University of Lethbridge.

This well-kept townhouse condo offers a smart and functional floor plan. The lower level features 2 spacious bedrooms, a full 4-piece bathroom, and in-unit laundry. Upstairs, you'll find a bright, open living room, dining space, and kitchen, all filled with natural light. Step right out from the living room onto your private deck to an unobstructed view of the University green space and lake.

All appliances are included, making your move-in or rental setup effortless. Plus, exterior maintenance, landscaping, and snow removal are all handled for you, so you can enjoy a truly hassle-free lifestyle.

Don't miss this chance to own in one of Lethbridge's most convenient locations. Contact your REALTOR® today to book a viewing!

Built in 1976

## Essential Information

MLS® #                   A2247793

Price                     \$205,000

Bedrooms               2



Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	5.25
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	42, 5 Acadia Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4C1

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall, Asphalt, Common, Parking Lot

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Vinyl Windows, Master Downstairs, No Smoking Home
Appliances	Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Concrete, Wood Siding

### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	7
Zoning	R-75

### **Listing Details**

Listing Office            SUTTON GROUP - LETHBRIDGE

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