



GRASSROOTS
REALTY GROUP

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210, 405 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2223120



\$199,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 336
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: n/a

Welcome to Westridge Manor! This rare corner unit, renovated 3-bedroom (3rd b/r doesn't have a closet) 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 find brand-new 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. Three - 2bedroom renovated units are available as well