



GRASSROOTS
REALTY GROUP

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303, 405 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2237428



\$195,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

IN-SUITE LAUNDRY. Welcome to Westridge Manor! Almost finished FULL renovation (2 weeks it will be done! BUT WHY WAIT?) 2-bedroom 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. Reno's include a custom kitchen (Top Drawer) quartz counters (Granite Plus) bathroom, flooring, lighting, appliances, wall a/c unit and more. 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! SELLER WILL TAKE TRADES!