



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

106, 401 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2237430



\$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:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions: n/a

IN-SUITE LAUNDRY. Welcome to Westridge Manor! This suite is in the final stages of a major renovation which includes new custom kitchen cabinets (Top Drawer) quartz counter tops (Granite Plus), bathroom, flooring, new appliances (fridge, stove, dishwasher, OTR, wall a/c) & more, will be completed on or before Aug 12. Is located within walking distance to the University of Lethbridge and just steps from Nicholas Sheran Park, schools, and all the west side amenities. 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!