



**GRASSROOTS**  
REALTY GROUP

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101, 405 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2238560



**\$185,000**

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	727 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	See Remarks, Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher

IN-SUITE LAUNDRY | PERFECT FOR FIRST-TIME BUYERS OR UNIVERSITY FAMILIES! Spacious renovated 2-bedroom condo at Westridge Manor, minutes from U of L! Enjoy low condo fees (all utilities except power), in-suite laundry, 6 appliances, sunny balcony, private storage, and free energized parking. Solid building, updated windows/paving, and fully funded reserve. On-site resident manager of 30+ years ensures peace of mind. Own in one of West Lethbridge's most trusted communities &mdash; affordable, safe, and ideal for students or first-time homeowners!