



GRASSROOTS
REALTY GROUP

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

78, 5 Acadia Road W
Lethbridge, Alberta

MLS # A2247481



\$205,000

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	513 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	5.25 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Primary Downstairs		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer and Dryer, All window coverings including curtains and rods, Wall Air Conditioner

Are you hunting for a hassle-free investment property or a cozy home for your university-bound kids? Discover Westridge Manor, Unit 78, at 5 Acadia Rd W—an unbeatable location right across from the University of Lethbridge! This attractive townhouse condo boasts a cleverly designed layout with roomy 2 bedrooms, a full 4-piece bathroom, and a laundry area conveniently located on the lower level. Head upstairs to enjoy a spacious living room, dining area, and an inviting kitchen, all bathed in natural light. All the appliances including dishwasher ready for you to move in! Best part? All the furniture comes with the condo. Plus, you can step out to your personal deck from the living room—a great spot for your morning coffee or evening relaxation. Forget about the worries of yard work and snow shoveling; the exterior maintenance is fully managed, allowing you to focus on what really matters. Don’t let this opportunity slip by! Reach out to your REALTOR® today to book your appointment!