



**GRASSROOTS**  
REALTY GROUP

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109, 420 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2250480



**\$199,900**

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:	Assigned, Off Street, Stall		
Lot Size:	2.05 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Radiant
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Stucco
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 296
LLD:	-
Zoning:	R-75
Utilities:	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, Wall A/C

What's the first rule of Real Estate? Location, Location, Location. Welcome to 109 420 Westridge Manor! This 2 bedroom corner unit, with IN SUITE LAUNDRY, is located just across from the premier Nicholas Sheran Park and walking distance to the University of Lethbridge. The ideal location is also great for easy access to major bus routes, Whoop up drive and other amenities. It's fantastic and that's just the general location. Once inside, you will love the simple open plan that offers a great entertaining area with the bedrooms off to the side. And did we mention each of the bedrooms looks out to green space? This unit comes ready to go with air conditioning, new paint, new vinyl plank flooring, all appliances and great storage both on the deck and inside the laundry room. This is one you won't want to miss as these condos are professionally managed with a dedicated on-site Resident Manager, healthy financials and low condo fees that include utilities except power, and a designated parking spot. So stop reading and get over here! It's an investment that just makes sense.