



**304, 401 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2266816**

**\$199,900**



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer/Dryer

Welcome to Westridge Manor! This beautifully updated suite has been fully renovated from top to bottom — it's absolutely stunning. You'll love the convenience of in-suite laundry, an energized parking stall, and a great location within walking distance to the University of Lethbridge. Westridge Manor is a well-run, professionally managed condo with a long-time resident manager (Darlene has been here for over 30 years!) and an engaged, responsive board of directors. The financials here are in great shape, giving you real peace of mind. Condo fees are very reasonable and cover almost everything except power. Extra parking stalls are also available for rent. When you buy a condo, you're not just buying a suite — you're buying into a community. Westridge Manor stands out for its strong management, great condition, and overall pride of ownership. Compare the features, location, and value — this one really checks all the boxes.