



**108, 405 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2278622**



**\$205,000**

**Division:** Varsity Village

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 727 sq.ft. **Age:** 1983 (43 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Boiler

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 325

**Basement:** -

**LLD:** -

**Exterior:** Mixed

**Zoning:** R-75

**Foundation:** -

**Utilities:** -

**Features:** Quartz Counters

**Inclusions:** n/a

Welcome to Westridge Manor! This fully renovated 2-bedroom, ground-floor condo, with IN-SUITE LAUNDRY is completely move-in ready and perfectly located within walking distance to the University of Lethbridge. Inside, you'll find fresh paint, new flooring throughout, and a fully renovated bathroom. The kitchen has been thoughtfully updated with custom soft-close cabinetry, quartz countertops, and three brand-new appliances including a fridge, stove, and over-the-range microwave. The ground-floor location offers easy access and added convenience, making this unit ideal for students, first-time buyers, or investors looking for a low-maintenance property in a prime location. Westridge Manor has a strong, engaged Board or Directors (one of which is willing you to meet with you and/or your realtor to answer any questions. You are not only investing in a property you are investing in a "Community" which means you need to do your due diligence on all the condo documents, we at Westridge are very proud and have the proof to back it up. Condo fees includes; all of the usual + a resident manager, all utilities (except power) Clean, modern, and well-located — this is a condo you won't want to miss.