



**202, 405 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2293662



\$220,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

IN-SUITE LAUNDRY, close to parks, schools (incl. U of L), commercial & professional amenities. Knowledgeable investors choose Westridge Manor, why? Financials: Capital Reserve fund is actually "overfunded" (meaning we have CASH in the bank!), an "engaged Board of Directors, the president is available to answer your questions. This suite has been extensively renovated just look at the photos & virtual tour it says it all. Added features; large deck with storage closet (YES, BBQ's are allowed), secure bike storage and the icing on the cake a long term, "live-in" Resident Manager. Safe, financially strong, professionally managed, affordable living. Condo fees include; insurance, utilities (except power), snow removal, trash, recycling, reserve fund contributions.