



**208, 420 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2143028



\$134,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	813 sq.ft.	Age:	1983 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	2.05 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

IN-SUITE LAUNDRY. Fully renovated in excellent condition. Walking distance to U of L. Very well managed with the lowest condo fees (compare) which includes utilities, except electricity, strong financial statements; the Capital Reserve Fund is fully funded even after major investments in windows & paving, compare our financials against any other association! FREE PARKING -One energized parking stall is included, others are avail. Large south facing deck with a storage closet. A Director from the Board will meet with you, in person, to discuss the operations, financial health, by-laws, long term vision for this Corporation and answer all your questions. It's also important to note these were built as condominiums, not a condo conversion. Resident Manager Darlene has been on site for over 30 years. Very few condo corps have a resident manager, yet their fees are higher! Tenant occupied (long term) lease expires May 31/25. Consider the total package, we are confident you'll choose to invest in Westridge Manor. More photos & virtual tour coming soon.