



**54, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2150122



\$179,900

Division:	Varsity Village		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	470 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Permit Required, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Landscaped, Level, See R		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings, Remaining furniture/decor/household items

A proven winner for student rentals, starter properties, and minimalistic living...time and time again! Located directly across from university campus, Westridge Estates is your ideal condominium option. This unit faces East and overlooks greenspace, pathways, University Drive, and lush campus grounds. Being a bilevel design you have big windows and lots of light as well as a very open use of space (total living space is 904 square feet). It shows bright and clean, and a high efficiency furnace along with a new toilet have been installed 4 years ago. General interior refreshing throughout was done about 6 years ago too. You'll get 1 assigned parking stall plus a second parking pass for any open stalls (parking for 2 vehicles). This 80 unit condo association is professionally managed and your monthly condo fee includes water/sewer and the usual condo stuff like snow removal, lawn maintenance, and reserve fund contributions. Ready for your immediate possession date...before the Fall semester starts!