



GRASSROOTS
REALTY GROUP

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309, 420 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2178985



\$216,950

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	864 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 324
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR, Washer/dryer

Welcome to Westridge Manor! This rare corner unit, fully renovated 3-bedroom (3rd b/r doesn't have a closet) with IN SUITE LAUNDRY condo is located within walking distance to the University of Lethbridge and just steps from Nicholas Sheran Park, schools, and all the west side amenities, this unit is ready for its new owners! Inside, you'll find brand-new features throughout: a beautifully upgraded kitchen with quartz counter top, a fresh bathroom, vinyl plank flooring, lighting, doors, trim, and baseboards. Westridge Manor is professionally managed, with a dedicated on-site Resident Manager, Darlene, who's been with the building for over 30 years. The condo association is financially strong, with an engaged Board of Directors available for any questions & professionally managed. Condo fees cover almost everything but power, making this a solid investment in a well-maintained community. Immediate possession available!