



**GRASSROOTS**  
REALTY GROUP

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107, 405 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2211976



**\$154,900**

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 329
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: n/a

IN-SUITE LAUNDRY. 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 west 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, affectionately known as the "Den Mother". Students have returned to purchase these for their children, no other condo corp. has Darlene! Very few condo corps have a resident manager, yet their fees are higher! VIEW the Virtual Tour link for your 24 hour OPEN HOUSE, short walk to U of L. Other suites avail include: 2 b/r + den and 3 b/r. Consider the total package, we are confident you'll choose to invest in Westridge Manor.