

# \$199,900 - 210, 405 Columbia Boulevard W, Lethbridge

MLS® #A2223120

**\$199,900**

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Manor! This rare corner unit, 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, 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. Three - 2bedroom renovated units are available as well



Built in 1983

## Essential Information

MLS® #	A2223120
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	864

Acres	3.45
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	210, 405 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

### **Amenities**

Amenities	Snow Removal, Visitor Parking, Bicycle Storage, Parking, Storage, Trash
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Mixed

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	50
Zoning	R-75

### **Listing Details**

Listing Office

Lethbridge Real Estate.com

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