

# \$195,000 - 303, 405 Columbia Boulevard W, Lethbridge

MLS® #A2237428

**\$195,000**

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 3.45 Acres

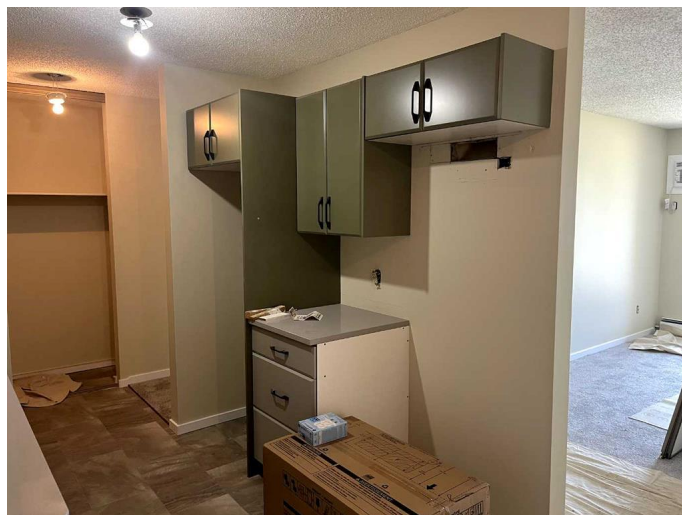
Varsity Village, Lethbridge, Alberta

IN-SUITE LAUNDRY. Welcome to Westridge Manor! Almost finished FULL renovation (completion date on or before Aug 8) 2-bedroom 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. Reno's include a custom kitchen (Top Drawer) quartz counters (Granite Plus) bathroom, flooring, lighting, appliances, wall a/c unit and more. 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. Quick possession available! SELLER WILL TAKE TRADES!

Built in 1983

## Essential Information

MLS® #	A2237428
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	3.45



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

### Community Information

Address	303, 405 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R6

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

### Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Mixed

### Additional Information

Date Listed	July 9th, 2025
Days on Market	5
Zoning	R-75

### Listing Details

Listing Office	Lethbridge Real Estate.com
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