

303, 405 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2237428

## \$195,000



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

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** n/a

IN-SUITE LAUNDRY. Welcome to Westridge Manor! Almost finished FULL renovation (2 weeks it will be done! BUT WHY WAIT?) 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!