

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

MLS® #A2237428

\$195,000

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 3.45 Acres

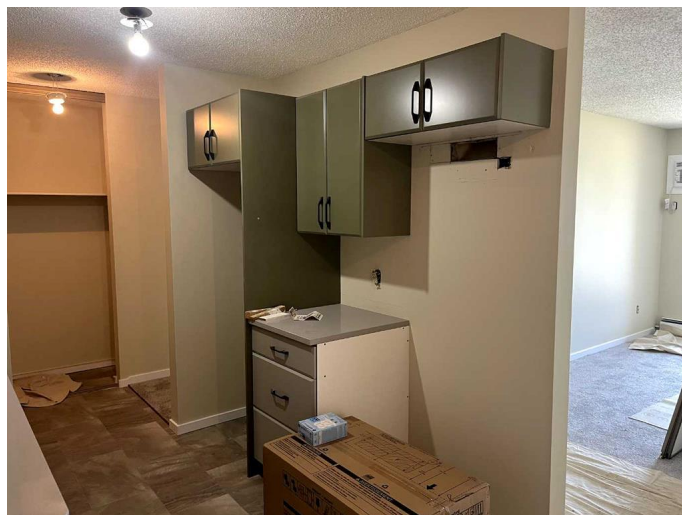
Varsity Village, Lethbridge, Alberta

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, Storage, Trash, Visitor Parking, Snow Removal |
| 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 | 16 |
| Zoning | R-75 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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