

# \$205,000 - 78, 5 Acadia Road W, Lethbridge

MLS® #A2247481

**\$205,000**

2 Bedroom, 1.00 Bathroom, 513 sqft

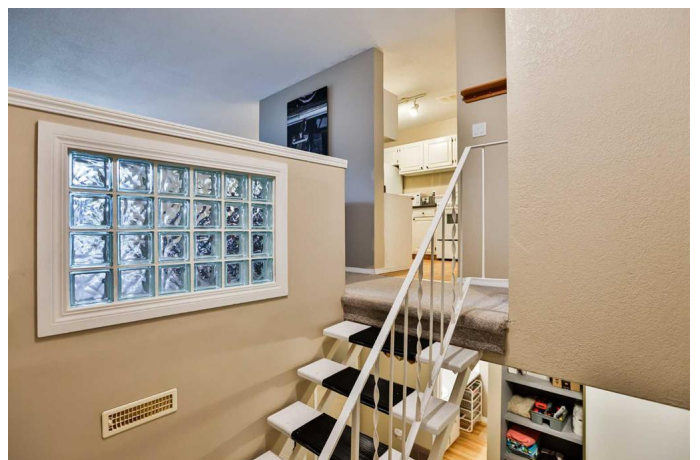
Residential on 5.25 Acres

Varsity Village, Lethbridge, Alberta

Are you hunting for a hassle-free investment property or a cozy home for your university-bound kids? Discover Westridge Manor, Unit 78, at 5 Acadia Rd W—a unbeatable location right across from the University of Lethbridge!

This attractive townhouse condo boasts a cleverly designed layout with roomy 2 bedrooms, a full 4-piece bathroom, and a laundry area conveniently located on the lower level. Head upstairs to enjoy a spacious living room, dining area, and an inviting kitchen, all bathed in natural light. All the appliances including dishwasher ready for you to move in! Best part? All the furniture comes with the condo. Plus, you can step out to your personal deck from the living room—a great spot for your morning coffee or evening relaxation. Forget about the worries of yard work and snow shoveling; the exterior maintenance is fully managed, allowing you to focus on what really matters.

Don't let this opportunity slip by! Reach out to your REALTOR® today to book your appointment!



Built in 1976

## Essential Information

MLS® # A2247481

Price \$205,000

Bedrooms 2

|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 513           |
| Acres          | 5.25          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 78, 5 Acadia Road W |
| Subdivision | Varsity Village     |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 4C1             |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Trash                   |
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Master Downstairs                                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Wall Unit(s)                                                                                                     |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt                         |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-75              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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