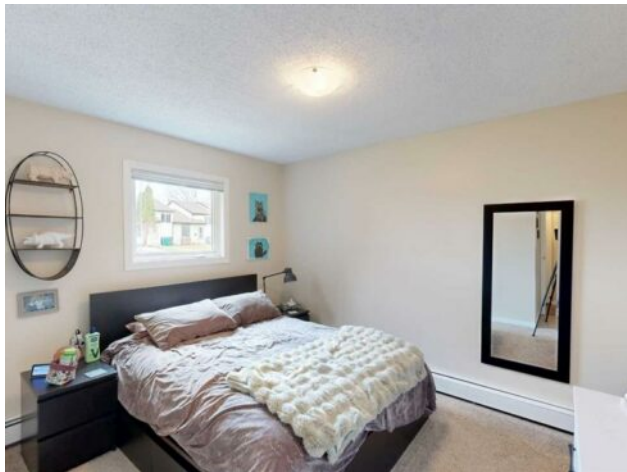


**102, 405 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2214613



\$219,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, See Remarks, Vinyl Windows		

Inclusions: n/a

Welcome to Westridge Manor! This rare corner unit, fully renovated 3-bedroom 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 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. Quick possession available!