

**40, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2269069



\$215,000

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	462 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	5.25 Acres		
Lot Feat:	Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to Westridge Estates — ideally located just steps from the University of Lethbridge! This bright, updated condo is perfect for investors, first-time buyers, or parents looking for a smart housing option for their U of L student. Inside, you'll find a functional layout that makes the most of every space. The lower level features two comfortable bedrooms, a full 4-piece bathroom, and convenient in-unit laundry. Upstairs offers an inviting open-concept living area with a new kitchen, bathroom vanity, fresh paint, and modern flooring — giving the home a clean, contemporary feel. Total living area = 908 sq.ft. Enjoy plenty of natural light and your own private deck — a great spot to unwind after class or host friends. Whether you're investing, downsizing, or setting your student up for success, this move-in-ready condo across from the university is a fantastic opportunity. View the home on 3D virtual link for your 24/7 OPEN HOUSE. Visit the REALTOR's website for more details.