

**106, 855 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2285874



\$155,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Assigned, Stall		
Lot Size:	1.23 Acres		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Microwave, Refrigerator, Stove, Blinds, Ceiling Fan

Great one-bedroom, one-bathroom ground-level condo! Yes — that means your patio door opens directly onto the grass area behind the building, offering added convenience and easy outdoor access. This unit is part of Westbrook Estates and is professionally managed by Braemore Management. The interior features tile and laminate flooring throughout. The floors in the hallway and entryway have recently been replaced, giving the unit a fresh, updated feel. The spacious kitchen offers an eating bar and plenty of cabinetry. Included with the home are the fridge, range, hood fan, and microwave. The building's common laundry room is conveniently located on the main floor. Condo fees are \$392 per month and include heat, water, sewer, maintenance of the common areas and grounds, snow removal, and one designated parking stall (#106). The current tenant would like to stay and is paying \$1,050 per month, plus power (approximately \$90 per month). If vacant possession is required, 90 days's notice will be given upon condition removal. Whether you're looking for a first-time home or a rental investment, book a showing today with your favourite REALTOR®.