

**306, 405 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2292608



\$215,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows		

Inclusions: na

Welcome to Westridge Manor! This fully renovated 2-bedroom, with IN-SUITE LAUNDRY is completely move-in ready and perfectly located within walking distance to the University of Lethbridge. Inside, you'll find fresh paint, new flooring throughout, and a fully renovated bathroom. The kitchen has been thoughtfully updated, making this unit ideal for students, first-time buyers, or investors looking for a low-maintenance property in a prime location. Westridge Manor has a strong, engaged Board of Directors (one of which is willing you to meet with you and or your realtor to answer any questions. You are not only investing in a property you are investing in a "Community" which means you need to do your due diligence on all the condo documents, we at Westridge are very proud and have the proof to back it up. Condo fees includes; all of the usual + a resident manager, all utilities (except power) Clean, modern, and well-located — this is a condo you won't want to miss. Additional parking stalls avail to rent; \$120 for the year (not probated-STA), more suites are coming available.