

**61, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2314267



\$230,000

Division:	Varsity Village		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	507 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Primary Downstairs, Quartz Counters		

Inclusions: N/A

Welcome to Westridge Estates, ideally located just steps from the University of Lethbridge. Whether you're an investor, first-time home buyer, or parent seeking a convenient housing option for a U of L student, this fully renovated condo offers exceptional value and an unbeatable location. Designed with functionality and comfort in mind, the lower level features two spacious bedrooms, a full 4-piece bathroom, and the convenience of in-suite laundry. Upstairs, you'll find a bright, open-concept living space that feels welcoming and modern. Extensive renovations have transformed the home, including a beautifully updated kitchen, renovated bathroom with new vanity, fresh paint throughout, stylish new flooring, all new windows and doors, and a new hot water tank. These thoughtful upgrades create a clean, contemporary atmosphere while providing peace of mind for years to come. Enjoy low-maintenance living in a sought-after westside location close to the University of Lethbridge, parks, shopping, transit, and everyday amenities. Move-in ready and full of potential, this is an opportunity you won't want to miss.