

**101, 440 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2319695



\$214,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 723 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 299 |
| Basement: | - | LLD: | - |
| Exterior: | Brick | Zoning: | r-75 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to this GORGEOUS ground floor unit in West Ridge Manors, West Lethbridge. This suite features a great little kitchen with pass through bar seating, 2 bedrooms, a 4pc bathroom, in unit laundry, spacious living room storage and private patio. Renovations include new flooring, paint, quartz countertops, new cabinets, updated bathroom, appliances installed, and windows upgraded to vinyl. This property is in an ideal location near the university, parks, shopping and public transportation.