

**307, 440 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2321264**



**\$189,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer , dryer, wall a/c unit

Welcome to Westridge Manor, ideally located on Lethbridge's westside near all amenities. This top-floor 2-bedroom, 1-bathroom condo offers an excellent opportunity for first-time buyers, students, investors, or anyone seeking affordable, low-maintenance living in a fantastic location. Add fresh paint and your personal touches will easily transform this space into a comfortable place to call home. Inside, you'll find a functional galley-style kitchen complete with a dishwasher, a spacious dining area, and a bright living room designed for everyday comfort. The convenience of in-suite laundry adds to the appeal, while the wall-mounted air conditioning unit is ready to keep you cool throughout the summer months. One of the standout features is the private balcony that spans the entire length of the unit, with access from the living room &mdash;an ideal spot to relax and unwind. Parking is included and is located just outside the main entrance to the building, and public transit is conveniently nearby. The location is hard to beat, just steps from Nicholas Sheran Park, schools, walking paths, and recreational amenities. The University of Lethbridge is only a block away, making this an excellent option for students or a valuable addition to any investment portfolio. Shopping, restaurants, and numerous West Side amenities are all within easy reach. This professionally managed, dog-free building features a dedicated on-site Resident Manager, and condo fees include heat, water, sewer, and professional management. Affordable, convenient, and exceptionally well located, this is a property you won't want to miss.