

**311, 401 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2325825



\$238,999

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

IN-SUITE LAUNDRY ! Completely renovated and move-in ready! This beautifully updated 3-bedroom condo in West Ridge Manor, minutes from the U of L, shopping, restaurants, parks, and transit, this is the perfect opportunity for students, first-time buyers, families, or investors. The spacious living room offers plenty of room to relax or entertain, while the flexible third bedroom/den provides options for guests, a home office, or additional living space. You'll also love the convenience of in-suite laundry, generous storage, and large windows that fill the home with natural light. If you've been searching for a home where all the work has already been done, this is it. Simply move in, unpack, and enjoy maintenance-free condo living in a fantastic westside location.