

**107, 405 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2325828**



**\$219,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 813 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>    | Boiler           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 346 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed            | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks      |                   |        |

**Inclusions:** Fridge, stove, washer, dryer, dishwasher, microwave hood fan

Welcome to Westridge Manor in Varsity Village! This updated 2-bedroom condo is a great opportunity for a first-time buyer looking for an affordable, move-in-ready home on the West Side. A major highlight is the brand-new kitchen, featuring new white cabinetry, quartz countertops, backsplash, and all-new stainless steel appliances. The bright living and dining area offers plenty of room to make the space your own, while two good-sized bedrooms and an updated 4-piece bathroom complete the layout. You'll also appreciate the convenience of in-suite laundry and a private 4' x 4' enclosed storage room on the deck, providing valuable extra space for seasonal items, and more. Located in Varsity Village with easy access to parks, shopping, restaurants, public transit, the University of Lethbridge, and other West Lethbridge amenities. If you've been waiting to make the move from renting to owning, this clean, updated and move-in-ready condo is worth a look.