



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101, 440 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2319695



\$214,900

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.