



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206, 401 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2322562



\$229,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Vinyl

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 339

LLD: -

Zoning: R-75

Utilities: -

Inclusions: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer (Negotiable: Couches, coffee table, TV stand, living room rug & entry rug, dining room table/chairs, queen bed frame)

Looking for a hassle-free investment or the perfect home for a University of Lethbridge student? Or a very affordable home that gives you the power to lock & go? This completely remodeled condo offers exceptional value, strong rental potential, and true move-in-ready convenience. Every detail has been updated in the recent years, including the kitchen, luxury vinyl plank flooring, stainless steel appliances, over-the-range microwave, and stylish furnishings, some of which can be included! For students and parents, this is an affordable, secure, and comfortable alternative to renting. For investors, the numbers make sense, with room rentals in the area that offer a cash flow position. Westridge Manor stands out as one of the most financially stable and professionally managed condominium communities in the area. Knowledgeable investors are drawn to the building's strong financial position, including an overfunded Capital Reserve Fund, an engaged Board of Directors, and transparent, proactive management. A long-term live-in Resident Manager helps ensure the property is well cared for, while the board president is available to answer questions and provide additional peace of mind. The condo features the convenience of in-suite laundry, a spacious private East facing balcony - which means protected from the wind and intense heat, complete with a storage closet, and the added bonus that BBQs are permitted. An assigned parking stall and secure bike storage provide flexibility for both students and working professionals. Condo fees offer exceptional value by covering insurance, heat, water, snow removal, garbage and recycling collection, reserve fund contributions, and professional management, leaving owners responsible only for electricity & your optional WIFI. Whether you're purchasing for a University of Lethbridge student, searching for an

affordable first home, or adding a dependable income-producing property to your portfolio, this fully renovated, turn-key condo offers an outstanding combination of comfort, convenience, and long-term value.