



GRASSROOTS
REALTY GROUP

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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
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Completely renovated and move-in ready! This beautifully updated 3-bedroom condo in West Ridge Manor offers incredible value in one of Lethbridge's most convenient locations. Just minutes from the University of Lethbridge, shopping, restaurants, parks, and transit, this is the perfect opportunity for students, first-time buyers, families, or investors. Nearly every inch of this home has been refreshed. Enjoy stylish new flooring throughout, modern paint, updated trim and lighting, a stunning new kitchen with contemporary cabinetry, beautiful countertops, and brand new kitchen appliances. The renovated bathroom features timeless tile work and modern finishes, creating a clean, upscale feel. 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.