



GRASSROOTS
REALTY GROUP

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107, 405 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2325828



\$219,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	See Remarks		

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

The Perfect U of L Condo Fully Updated and Move In Ready. Welcome to Westridge Manor in Varsity Village! This beautifully updated 2-bedroom condo offers the perfect combination of style, convenience, and affordability. The bright, modern kitchen has been completely refreshed with crisp white cabinetry, stainless steel appliances, a stylish subway tile backsplash, and plenty of workspace for everyday living. The open dining and living area creates a comfortable space to relax or entertain, while the neutral finishes throughout make it easy to move right in and make it your own. The spacious primary bedroom, second bedroom, updated 4-piece bathroom, and the convenience of in-suite laundry make this home ideal for students, young professionals, first-time buyers, or investors. Located within walking distance to the University of Lethbridge, parks, shopping, restaurants, public transit, and all West Lethbridge amenities, this is a fantastic opportunity to own in one of the city's most convenient locations. Whether you're looking for a place to call home or a smart investment property, this condo checks all the boxes.