



GRASSROOTS
REALTY GROUP

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19, 275 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2326651



\$245,000

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Microwave, Washer/Dryer, All Window Coverings

Welcome to easy living in Westlake Manor, located in the desirable community of Varsity Village in West Lethbridge. Whether you're a first-time home buyer, University of Lethbridge student, investor, or someone looking for a low-maintenance lifestyle, this well-maintained townhouse offers an incredible opportunity in one of the city's most convenient locations. Featuring 3 spacious bedrooms, 1.5 bathrooms, granite countertops, a newer furnace and hot water tank, this home is move-in ready with thoughtful updates already completed. Step outside to enjoy the beautifully maintained common green space just off your private back deck—perfect for morning coffee or relaxing after a busy day. Located just minutes from the University of Lethbridge, Nicholas Sheran Park, schools, shopping, restaurants, public transit, and everyday amenities, this home offers the ideal combination of comfort, convenience, and value. Professionally managed with affordable condo living, Westlake Manor is known for its quiet atmosphere, mature landscaping, and pride of ownership. Whether you're purchasing your first home, adding to your investment portfolio, or searching for a home for a university student, this property checks all the boxes. Don't miss your opportunity to own in one of West Lethbridge's most established communities. Contact your favourite REALTOR® today to book your private showing.