



GRASSROOTS
REALTY GROUP

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212, 401 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2332028



\$235,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: n/a

IN-SUITE LAUNDRY, EAST facing (capturing the morning sunlight) located on the "popular" 2nd floor, renovated thru out , close to parks, schools (incl. U of L), commercial & professional amenities. Look at the photos, explore the virtual tour then lets get serious. Knowledgeable investors choose Westridge Manor, why? Financials: Capital Reserve fund is actually "overfunded" (meaning we have CASH in the bank!), an "engaged Board of Directors, the president is available to answer your questions. Added features; large deck with storage closet (YES, BBQ's are allowed), 1 assigned parking stall, secure bike storage and the icing on the cake a long term, "live-in" Resident Manager. Safe, financially strong, professionally managed, affordable living. Condo fees include; insurance, utilities (except power), snow removal, trash, recycling, reserve fund contributions. Room rental rates = \$600+ per. Extra parking stalls \$120 p/y (STA).