

# \$159,900 - 207, 420 Columbia Boulevard W, Lethbridge

MLS® #A2211938

**\$159,900**

2 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 2.05 Acres

Varsity Village, Lethbridge, Alberta

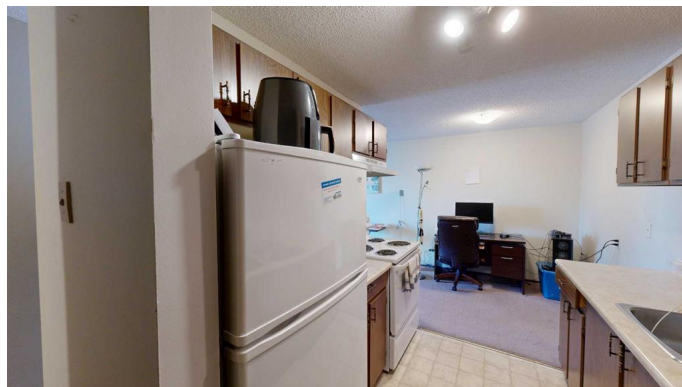
IN-SUITE LAUNDRY. Walking distance to U of L. Very well managed with the lowest condo fees (compare) which includes utilities, except electricity strong financial statements; the Capital Reserve Fund is fully funded even after major investments in windows & paving, compare our financials against any other association! FREE PARKING -One energized parking stall is included, others are avail. Large west facing deck with a storage closet. A Director from the Board will meet with you, in person, to discuss the operations, financial health, by-laws, long term vision for this Corporation and answer all your questions. It's also important to note these were built as condominiums, not a condo conversion. Resident Manager Darlene has been on site for over 30 years, affectionately known as the "Den Mother". Students have returned to purchase these for their children, no other condo corp. has Darlene! Very few condo corps have a resident manager, yet their fees are higher! VIEW the Virtual Tour link for your 24 hour OPEN HOUSE, short walk to U of L. Other suites avail include: 2 b/r + den and 3 b/r. Consider the total package, we are confident you'll choose to invest in Westridge Manor.

Built in 1983

## Essential Information

MLS® #

A2211938



|                |                   |
|----------------|-------------------|
| Price          | \$159,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 741               |
| Acres          | 2.05              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 207, 420 Columbia Boulevard W |
| Subdivision | Varsity Village               |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1K 5R4                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Plug-In   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Range, Range, Wall/Window Air Conditioner, Washer/Dryer |
| Heating           | Boiler   |
| Cooling           | Wall/Window Unit(s)  |
| # of Stories      | 3  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | R-75             |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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