

\$148,500 - 310, 405 Columbia Boulevard W, Lethbridge

MLS® #A2095175

\$148,500

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

IN-SUITE LAUNDRY a rare feature that adds convenience. , 3 bedrooms one of a handful of this design, 3rd bedroom doesn't have a closet. It's an ideal room for den/office/study or your very own gaming room - a personalized space to make your own. Beyond the walls, Westridge Manor boasts more than just individual units; it's a community with a story to tell. The condo association is not just engaged; it's a powerhouse with a strong financial record. A whopping \$200,000+ is in the Capital Reserve Fund, a testament to their commitment to ongoing improvements & fiscal responsibility. Feel free to compare â€œ their financials stand tall against any other association. Meet the heroes behind the scenes â€œ the Board of Directors. Ready and willing to answer any questions you may have, they ensure that every resident feels heard and cared for. And then there's the legendary "Den Mother," the resident manager who has been nurturing the community for over 30 years. Her dedication adds a touch of warmth that truly makes Westridge Manor feel like home. Investing in this condominium isn't just about property; it's about becoming a part of a thriving community. As the saying goes, when you invest in a condominium, you invest in a community. So, potential buyers, take a moment to do your due diligence. Westridge Manor isn't just a place to live; it's an experience waiting to unfold. Who might this story resonate with? Imagine U



of L students finding their first independent haven, first-time buyers stepping into a community that cares, and investors recognizing the value of a property deeply rooted in both character and financial stability.

Welcome to Westridge Manor, where the story of your new chapter begins.

Built in 1983

Essential Information

MLS® #	A2095175
Price	\$148,500
Sold Price	\$140,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	3.45
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	310, 405 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

Amenities

Amenities	Bicycle Storage, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, See Remarks, Wall/Window Air Conditioner
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

Exterior

Exterior Features	Other, Storage
Roof	Asphalt Shingle
Construction	Mixed

Additional Information

Date Listed	November 22nd, 2023
Date Sold	January 19th, 2024
Days on Market	55
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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