

\$159,900 - 105, 401 Columbia Boulevard W, Lethbridge

MLS® #A2115429

\$159,900

2 Bedroom, 1.00 Bathroom, 813 sqft

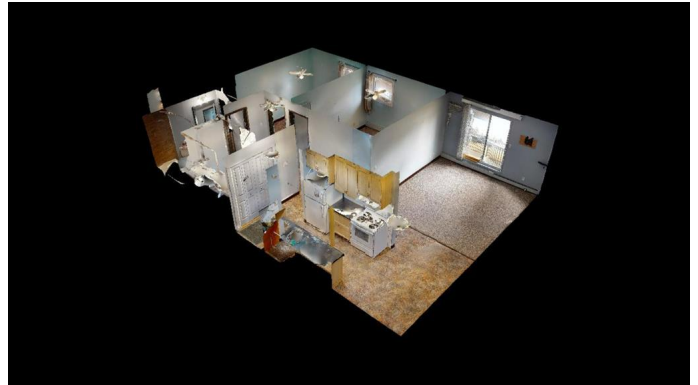
Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

SUITE LAUNDRY. Fully renovated in excellent condition. 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® #	A2115429
Price	\$159,900
Sold Price	\$158,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	3.45
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	105, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Mixed

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 27th, 2024
Days on Market	38
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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