

# \$199,900 - 210, 405 Columbia Boulevard W, Lethbridge

MLS® #A2223120

**\$199,900**

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Manor! This rare corner unit, renovated 3-bedroom (3rd b/r doesn't have a closet) with IN SUITE LAUNDRY condo is located within walking distance to the University of Lethbridge and just steps from Nicholas Sheran Park, schools, and all the west side amenities, this unit is ready for its new owners! Inside, you'll find brand-new features throughout: a beautifully upgraded kitchen, a fresh bathroom, vinyl plank flooring, lighting, doors, trim, and baseboards. Westridge Manor is professionally managed, with a dedicated on-site Resident Manager, Darlene, who's been with the building for over 30 years. The condo association is financially strong, with an engaged Board of Directors available for any questions & professionally managed. Condo fees cover almost everything but power, making this a solid investment in a well-maintained community. Three - 2bedroom renovated units are available as well



Built in 1983

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2223120  |
| Price      | \$199,900 |
| Sold Price | \$195,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 864               |
| Acres          | 3.45              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Sold              |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 210, 405 Columbia Boulevard W |
| Subdivision | Varsity Village               |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1K 5R8                       |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 22nd, 2025  |
| Date Sold      | July 12th, 2025 |
| Days on Market | 51              |

|          |      |
|----------|------|
| Zoning   | R-75 |
| HOA Fees | 0.00 |

**Listing Details**

Listing Office            Lethbridge Real Estate.com

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