

\$169,900 - 310, 401 Columbia Boulevard W, Lethbridge

MLS® #A2235198

\$169,900

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 3.45 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; Capital Reserve Fund is fully funded even after major investments in windows & paving & more, 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! Short walk to U of L. Three - 2bedroom renovated units are available as well. Consider the total package, we are confident you'll choose to invest in Westridge Manor.

Built in 1983

Essential Information

MLS® # A2235198

Price \$169,900



Sold Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	3.45
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Sold

Community Information

Address	310, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

Amenities

Amenities	Other, Snow Removal, Storage
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Mixed

Additional Information

Date Listed	June 27th, 2025
Date Sold	July 11th, 2025
Days on Market	14
Zoning	R-75
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.