

# \$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



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	Active

### **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	No Animal Home, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
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
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Days on Market	8
Zoning	R-75

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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