

# \$195,000 - 103, 401 Columbia Boulevard W, Lethbridge

MLS® #A2237417

**\$195,000**

2 Bedroom, 1.00 Bathroom, 813 sqft  
Residential on 3.45 Acres

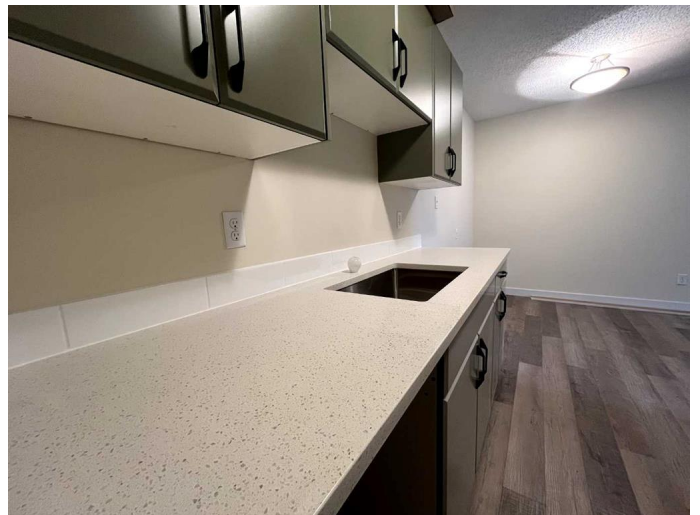
Varsity Village, Lethbridge, Alberta

IN-SUITE LAUNDRY, Welcome to Westridge Manor! This suite has been completely renovated including; custom kitchen cabinets (Top Drawer) quartz counter tops (Granite Plus), vinyl plank flooring and more! Located within walking distance to the University of Lethbridge and just steps from Nicholas Sheran Park, schools, and all the west side amenities. Westridge Manor is professionally managed, with a dedicated on-site Resident Manager, Darlene, who's been with the building for over 35 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. Quick possession available! Seller will take TRADES!

Built in 1983

## Essential Information

MLS® #	A2237417
Price	\$195,000
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	Active

### **Community Information**

Address	103, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R6

### **Amenities**

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

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), 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	July 15th, 2025
Days on Market	3
Zoning	R-75

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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