\$215,000 - 40, 5 Acadia Road W, Lethbridge

MLS® #A2269069

\$215,000

2 Bedroom, 1.00 Bathroom, 462 sqft Residential on 5.25 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Estates â€" ideally located just steps from the University of Lethbridge! This bright, updated condo is perfect for investors, first-time buyers, or parents looking for a smart housing option for their U of L student.

Inside, you'II find a functional layout that makes the most of every space. The lower level features two comfortable bedrooms, a full 4-piece bathroom, and convenient in-unit laundry. Upstairs offers an inviting open-concept living area with a new kitchen, bathroom vanity, fresh paint, and modern flooring â€" giving the home a clean, contemporary feel. Total living area = 908 sq.ft.

Enjoy plenty of natural light and your own private deck â€" a great spot to unwind after class or host friends.

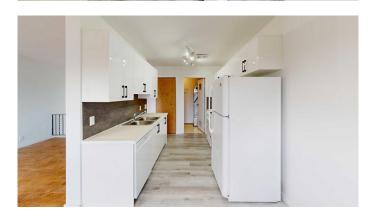
Whether you're investing, downsizing, or setting your student up for success, this move-in-ready condo across from the university is a fantastic opportunity. View the home on 3D virtual link for your 24/7 OPEN HOUSE. Visit the REALTOR®â€™s website for more details.

Built in 1976

Essential Information







MLS® # A2269069 Price \$215,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 462

Acres 5.25 Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

Community Information

Address 40, 5 Acadia Road W

Subdivision Varsity Village

City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1K 4C1

Amenities

Amenities Snow Removal, Trash

Parking Spaces 1

Parking Stall

Interior

Interior Features No Smoking Home

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony
Lot Description Greenbelt

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2025

Zoning R-75

Listing Details

Listing Office Lethbridge Real Estate.com

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