

# \$195,000 - 106, 401 Columbia Boulevard W, Lethbridge

MLS® #A2237430

**\$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 is in the final stages of a major renovation which includes new custom kitchen cabinets (Top Drawer) quartz counter tops (Granite Plus), bathroom, flooring, new appliances (fridge, stove, OTR) & more, will be completed on or before Aug 12. Is 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 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. Quick possession available! SELLER WILL TAKE TRADES!

Built in 1983

## Essential Information

MLS® #	A2237430
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	106, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R6

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Wall/Window Air Conditioner
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

### Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Mixed

### Additional Information

Date Listed	July 10th, 2025
Days on Market	6
Zoning	R-75

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.