# \$164,900 - 104, 405 Columbia Boulevard W, Lethbridge

MLS® #A2218205

# \$164,900

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

Varsity Village, Lethbridge, Alberta

N-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; the Capital Reserve Fund is fully funded even after major investments in windows & paving, 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! VIEW the Virtual Tour link for your 24 hour OPEN HOUSE, short walk to U of L. Other suites avail include: 2 b/r + den and 3 b/r. Consider the total package, we are confident you'll choose to invest in Westridge Manor.







Built in 1983

### **Essential Information**

MLS® # A2218205

Price \$164,900

2

Bedrooms

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 104, 405 Columbia Boulevard W

Subdivision Varsity Village

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1K 4R6

## **Amenities**

Amenities None

Parking Spaces 1

Parking Stall

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Refrigerator, See Remarks, Washer/Dryer

Heating Boiler

Cooling Wall Unit(s)

# of Stories 3

### **Exterior**

Exterior Features Balcony
Construction Mixed

### **Additional Information**

Date Listed May 6th, 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.