

\$199,900 - 109, 420 Columbia Boulevard W, Lethbridge

MLS® #A2250480

\$199,900

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 2.05 Acres

Varsity Village, Lethbridge, Alberta

What's the first rule of Real Estate? Location, Location, Location. Welcome to 109 420 Westridge Manor! This 2 bedroom corner unit, with IN SUITE LAUNDRY, is located just across from the premier Nicholas Sheran Park and walking distance to the University of Lethbridge. The ideal location is also great for easy access to major bus routes, Whoop up drive and other amenities. It's fantastic and that's just the general location.

Once inside, you will love the simple open plan that offers a great entertaining area with the bedrooms off to the side. And did we mention each of the bedrooms looks out to green space? This unit comes ready to go with air conditioning, new paint, new vinyl plank flooring, all appliances and great storage both on the deck and inside the laundry room.

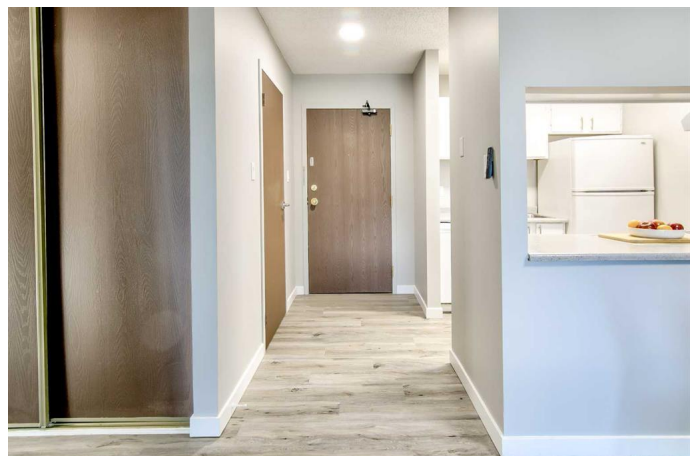
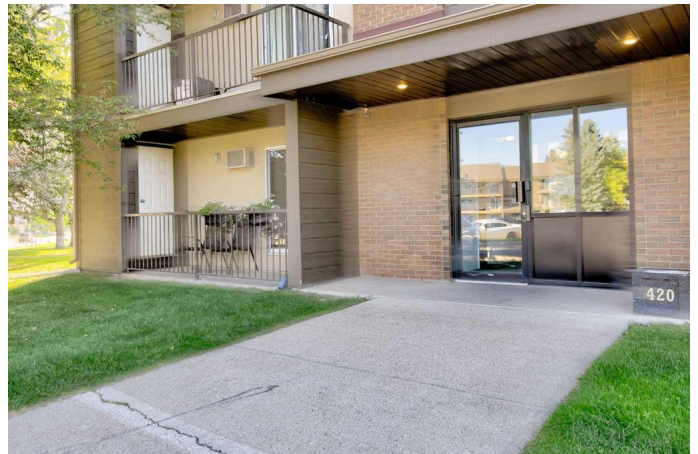
This is one you won't want to miss as these condos are professionally managed with a dedicated on-site Resident Manager, healthy financials and low condo fees that include utilities except power, and a designated parking spot. So stop reading and get over here! It's an investment that just makes sense.

Built in 1983

Essential Information

MLS® #

A2250480



Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	727
Acres	2.05
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 420 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R4

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Radiant
Cooling	Wall Unit(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Brick, Stucco

Additional Information

Date Listed	August 20th, 2025
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Days on Market	3
Zoning	R-75

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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