

# \$199,900 - 308, 420 Columbia Boulevard W, Lethbridge

MLS® #A2251439

**\$199,900**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Here is an ideal starter condo or an ideal property for the student attending U of L! There are two bedrooms, updated 4 piece bathroom, in suite laundry with full washer/dryer included, as well as an updated fridge, stove, & dishwasher. You will enjoy stepping onto the covered balcony that also features a handy storage space. . The view from this east deck is of mature trees greenspace, elementary school and playground and looks toward Nicholas Sheran Park. The location in the building is one of the best because one has the security of being up higher with no one up above you. This is a well run Condo Corporation with very competitive condo fees. The condo fees include the utilities except electricity and the Reserve Fund is where it needs to be. Many improvements have been done efficiently and on budget. New windows, doors, security and overall in excellent condition so do not let the age of this building deter you. They are well built, in a very convenient location to University, public & separate schools, shopping, transportation and in-house resident manager Darlene has been part of Westridge Manor for 30+ years affectionately known as the Den Mother. She makes sure all runs well!! This Condo is professionally managed by Home Time Property so ease of ownership is another great feature if you are an investor!! Condo fees are \$311.11 per month . Be sure to put this unit on your list. They are very popular with the U of L students and for parents to feel safe knowing



their son or daughter are well served with this building. But also serve the small family very well too.

Built in 1983

### **Essential Information**

MLS® #	A2251439
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	756
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	308, 420 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R4

### **Amenities**

Amenities	Parking, Visitor Parking, Trash
Parking Spaces	1
Parking	Stall, Asphalt, Outside, Permit Required, Plug-In

### **Interior**

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	None

# of Stories 3

## Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Treed

Roof Asphalt Shingle

Construction Wood Frame

## Additional Information

Date Listed August 28th, 2025

Days on Market 15

Zoning R-75

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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