

# \$189,900 - 308, 420 Columbia Boulevard W, Lethbridge

MLS® #A2251439

**\$189,900**

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          | \$189,900         |
| 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, Trash, Visitor Parking                   |
| 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 | 69                |
| Zoning         | R-75              |

## Listing Details

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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.