

\$199,900 - 304, 401 Columbia Boulevard W, Lethbridge

MLS® #A2266816

\$199,900

2 Bedroom, 1.00 Bathroom, 758 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Manor! This beautifully updated suite has been fully renovated from top to bottom – it’s absolutely stunning. You’ll love the convenience of in-suite laundry, an energized parking stall, and a great location within walking distance to the University of Lethbridge. Westridge Manor is a well-run, professionally managed condo with a long-time resident manager (Darlene has been here for over 30 years!) and an engaged, responsive board of directors. The financials here are in great shape, giving you real peace of mind. Condo fees are very reasonable and cover almost everything except power. Extra parking stalls are also available for rent. When you buy a condo, you’re not just buying a suite – you’re buying into a community. Westridge Manor stands out for its strong management, great condition, and overall pride of ownership. Compare the features, location, and value – this one really checks all the boxes.

Built in 1983

Essential Information

MLS® #	A2266816
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	758



Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

Amenities

Amenities	Laundry, Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

Exterior

Exterior Features	None
Construction	Brick, Composite Siding, Stucco

Additional Information

Date Listed	November 12th, 2025
Days on Market	5
Zoning	R-75

Listing Details

Listing Office	Lethbridge Real Estate.com
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