

**42, 5 Acadia Road W
Lethbridge, Alberta**

MLS # A2247793



\$205,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	499 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Common, Off Street, Parking Lot, Stall		
Lot Size:	5.25 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Primary Downstairs, Vinyl Windows		

Inclusions: TV Stand in Living Room

Looking for a low-maintenance investment property? Welcome to Westridge Estates, Unit 42 at 5 Acadia Rd , perfectly located right across from the University of Lethbridge. This well-kept townhouse condo offers a smart and functional floor plan. The lower level features 2 spacious bedrooms, a full 4-piece bathroom, and in-unit laundry. Upstairs, you'll find a bright, open living room, dining space, and kitchen, all filled with natural light. Step right out from the living room onto your private deck to an unobstructed view of the University green space and lake. All appliances are included, making your move-in or rental setup effortless. Plus, exterior maintenance, landscaping, and snow removal are all handled for you, so you can enjoy a truly hassle-free lifestyle. Don't miss this chance to own in one of Lethbridge's most convenient locations. Contact your REALTOR today to book a viewing!