

\$205,000 - 42, 5 Acadia Road W, Lethbridge

MLS® #A2247793

\$205,000

2 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 5.25 Acres

Varsity Village, Lethbridge, Alberta

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, youâ€™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.

Donâ€™t miss this chance to own in one of Lethbridgeâ€™s most convenient locations. Contact your REALTOR® today to book a viewing!

Built in 1976

Essential Information

MLS® # A2247793

Price \$205,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	5.25
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	42, 5 Acadia Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4C1

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Asphalt, Common, Off Street, Parking Lot, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows, Laminate Counters, Master Downstairs
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air
Cooling	Central Air
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding, Stucco

Additional Information

Date Listed	August 12th, 2025
Days on Market	22
Zoning	R-75

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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