

\$215,000 - 40, 5 Acadia Road W, Lethbridge

MLS® #A2269069

\$215,000

2 Bedroom, 1.00 Bathroom, 462 sqft

Residential on 5.25 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Westridge Estates â€” ideally located just steps from the University of Lethbridge! This bright, updated condo is perfect for investors, first-time buyers, or parents looking for a smart housing option for their U of L student.

Inside, youâ€™ll find a functional layout that makes the most of every space. The lower level features two comfortable bedrooms, a full 4-piece bathroom, and convenient in-unit laundry. Upstairs offers an inviting open-concept living area with a new kitchen, bathroom vanity, fresh paint, and modern flooring â€” giving the home a clean, contemporary feel. Total living area = 908 sq.ft.

Enjoy plenty of natural light and your own private deck â€” a great spot to unwind after class or host friends.

Whether youâ€™re investing, downsizing, or setting your student up for success, this move-in-ready condo across from the university is a fantastic opportunity. View the home on 3D virtual link for your 24/7 OPEN HOUSE. Visit the REALTORÂ®â€™s website for more details.

Built in 1976

Essential Information



MLS® #	A2269069
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	462
Acres	5.25
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	40, 5 Acadia Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4C1

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2025
Days on Market 1
Zoning R-75

Listing Details

Listing Office Lethbridge Real Estate.com

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.