

**9, 275 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2230263



\$249,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	997 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street		
Lot Size:	-		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings (all inclusions are in as-is condition)

Charming townhouse condominium across from Nicholas Sheran Park! Located close to university, elementary schools, recreation, shopping, restaurants, gorgeous pathways, and more...the walkability here is exceptional. Totally renovated top to bottom/inside out in 2008 including granite countertops, this unit shows well and is ready for the new owner. Featuring 3 bedrooms and 1.5 bathrooms, an open main level plan that has great sunrise AND sunset views, back deck overlooking a private central, treed courtyard, and an unfinished basement that provides excellent storage or potential for future development. The front entrance is on the sheltered East side of the building. Westlake Condominium Association is made up of 20 units, is professionally managed, offers off street as well as on street parking, and appeals to all ages. The condo fees include lawn maintenance, snow removal, and exterior maintenance which truly simplifies your life. Possession date is flexible. Whether you are buying your first home, a second residence, retirement condo, or revenue property this could be the opportunity you've been waiting for.