

**312, 620 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2249115



\$199,999

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Stall		
Lot Size:	2.25 Acres		
Lot Feat:	-		

Heating:	Central
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Elevator, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 428
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom, 1-bathroom condo located in the desirable and well-maintained Columbia on the Park complex. Perfectly suited for University of Lethbridge students, first-time buyers, or investors, this top-floor unit offers style, comfort, and convenience. Step inside to discover a bright and open living space highlighted by vaulted ceilings, new flooring, and modern kitchen upgrades, including new countertops and newer appliances. The spacious living room and primary bedroom both offer direct access to a private patio, creating a perfect place to relax and enjoy the fresh air. Additional features include a newer stacked washer & dryer, gated covered parking, and a well-run complex that reflects pride of ownership throughout!