

**207B, 295 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2282587



\$169,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 725 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 2.38 Acres | | |
| Lot Feat: | - | | |

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|--------------------|----------------------------|-------------------|--------|
| Heating: | Boiler | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 434 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-75 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, Storage | | |

Inclusions: none

Location, lifestyle, and a little extra cash-flow potential—welcome to 207B-295 Columbia Blvd W! This 2-bedroom, 1-bathroom condo offers 795 sq. ft. of smart, functional living space in one of Lethbridge's most convenient west-side locations. Whether you're a first-time buyer tired of paying rent or an investor looking for a low-maintenance opportunity, this one checks all the boxes. Just two blocks from shopping, steps from walking paths, and a short walk to the University of Lethbridge, this location practically rents itself. The bus stop right across the street means no car? No problem. (Though your tenants—or future self—will still love the convenience.) Inside, you'll find a bright, easy-to-maintain layout with two generously sized bedrooms and a comfortable living area—perfect for roommates, students, or anyone who values simplicity and affordability. Low condo fees and strong rental demand make this an attractive option for investors, while first-time buyers will appreciate the chance to build equity instead of your landlord's vacation fund. Affordable, walkable, rentable, and downright practical—this is real estate that works as hard as you do. Act fast—good investments and good first homes don't stay secret for long.