

**104, 403 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2283223



\$189,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Radiant	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to this inviting two-bedroom, one-bathroom apartment at 403 Columbia Blvd West in Lethbridge. Designed for comfort and convenience, the unit features a bright, open living space with large windows that bring in plenty of natural light. The functional kitchen offers ample cabinetry and counter space, perfect for everyday cooking. Both bedrooms are well-sized with generous closets, while the bathroom is clean and modern. Residents enjoy in-suite laundry, energized parking, and secure building access, that is all located within walking distance of the University, shopping, parks, public transit, and West Lethbridge's largest park. It is the ideal place for students, professionals, or those just looking for affordable living.