

**204A, 295 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2306711



\$149,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks		

Inclusions: fridge, stove, dishwasher, hood fan

University students or Investors; this beautifully updated condo deserves a close look! Ideally situated just three blocks from the University of Lethbridge, it offers exceptional convenience along with a stunning park view that sets it apart. Many convenient west-side amenities are just a block away, including Shopper's Drug mart, restaurants, banking, gas station and more! For investors, the location is hard to beat! Students can easily walk to campus, making this an attractive and low-maintenance rental property. First-time buyers will also appreciate the affordable ownership and move-in-ready condition. The interior has been extensively renovated with quality finishes throughout. The modern kitchen features stylish cabinetry, granite countertops, and stainless-steel appliances, while the bathroom has been equally well updated. Newer flooring, trim, lighting, and paint create a fresh, contemporary feel from the moment you step inside. One of the biggest bonuses is that the monthly condominium fee includes all utilities—including electricity—helping make budgeting for cash flow simple and predictable. The one-bedroom, one-bathroom layout offers comfortable living and a reserved parking stall with plug-in is included for added convenience. The building has also seen numerous improvements over the past several years, including updated windows, roofing, boiler systems, security cameras, and an intercom system. Residents will also appreciate the refreshed common hallways with new flooring and paint, along with updated siding and balconies. This is an outstanding opportunity to own a renovated, low-maintenance property in a highly desirable westside location. Contact your favourite REALTOR®; today to arrange your private viewing!