

**112, 620 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2314163



\$232,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	2.25 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 409
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Ground-floor Columbia on the Park condo offering an excellent opportunity to own a renovated revenue property near the University of Lethbridge. This unit has provided positive cash flow for many years and is well suited for investors looking to add to their portfolio or buyers entering the market for the first time. The layout offers convenient single-level living with no stairs from the front entrance through the unit and out to the parking area. Recent updates include fresh paint and new flooring, giving the home a clean and refreshed feel. The living room opens onto a sheltered patio, which is also accessible from one of the bedrooms. Additional features include covered, secure parking and access to building amenities such as a common area with a small library, gym, and sauna. Located within walking distance to the University of Lethbridge and close to shopping, transit, and other everyday conveniences, this condo offers strong rental appeal in a practical and accessible west-side location. A great opportunity for investors, first-time buyers, or anyone looking for a low-maintenance home with solid revenue potential.