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203A, 295 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2316670



**\$139,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	540 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	2.38 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 311

**LLD:** -

**Zoning:** R-75

**Utilities:** -

**Inclusions:** TV & TV mount

Whether you're a first time homebuyer, investor, or University student, this affordable and low-maintenance condo is worth a look. Located just three blocks from the University of Lethbridge, this updated 1-bedroom, 1-bathroom unit offers a functional layout with laminate flooring throughout, a renovated kitchen featuring quartz countertops and backsplash, in-suite storage, and a private balcony with room for two. Condo fees include all utilities, including electricity, making budgeting simple and predictable. The unit also comes with a reserved plug-in parking stall for added convenience. Enjoy a walkable lifestyle with shopping, restaurants, Nicholas Sheran Park, and the University all nearby. The well-maintained building has seen numerous updates over the years, including windows, doors, and parking lot improvements, making this an excellent opportunity for both homeowners and investors seeking a strong rental location.