

**114, 620 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2318314



\$229,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Guest, Off Street, Parking Lot, Stall		
Lot Size:	2.25 Acres		
Lot Feat:	Landscaped, Lawn, Treed		

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

Inclusions: Fridge, stove, dishwasher, window hardware/coverings, washer/dryer.

Affordable, move-in-ready living in a bright and welcoming 2-bedroom, 1-bathroom condo offering 838 sq. ft. of comfortable space. This well-maintained unit has been updated and meticulously cared for, featuring a clean, modern feel that's perfect for first-time buyers, students, or investors looking for a smart addition to their portfolio. Condo fees are \$409 and include Amenities of HOA/Condo such as club house and gym, Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, and Water. This unit has quick access from the covered parking entrance. Enjoy a spacious and functional layout filled with natural light, creating a warm and cozy atmosphere throughout. The private balcony provides the perfect spot to relax, study, or enjoy your morning coffee. Both bedrooms are generously sized, offering flexibility for roommates, a home office, or guests. Ideally suited for students attending nearby schools or universities, this property presents an excellent opportunity for parents seeking an affordable alternative to renting while building equity. Investors will appreciate the strong rental appeal, low-maintenance lifestyle, and immediate possession availability, making it easy to generate income without delay. Whether you're looking for an affordable place to call home or a turnkey investment opportunity, this bright and inviting condo is ready for its next owner.