



Anne French
Your REALTOR®
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204B, 295 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2319354



\$140,000

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

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Storage		
Inclusions:	N/A		

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.