

201, 405 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2320130



\$224,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this bright and versatile 3-bedroom condo nestled in the heart of Varsity Village, West Lethbridge! Whether you're a first-time buyer, university student, or savvy investor, this property checks every box. (And not to worry: you have YOUR OWN IN-SUITE LAUNDRY!) Step inside to a sun-filled, open-concept kitchen, dining, and living area — perfect for entertaining or everyday living. (Notice the stylish new cabinet doors and counters!) You'll find fresh new carpet in all 3 bedrooms + new paint throughout, meaning you can move right in. Don't want 2 roommates? Great! The third bedroom offers flexible space for a home office, study space, or guest room — ideal for students attending the University of Lethbridge. Head out to your private second-floor balcony and enjoy the fresh air with a peaceful elevated feel in the evergreens! Located just steps away from Nicholas Sheran Park, shopping, restaurants, and the U of L, this condo offers unbeatable convenience for renters and owner-occupants alike. Moreover, the building is VERY well managed so you can feel secure in your investment. Immediate possession available so you're ready to go for Fall. Don't miss this opportunity — properties in Varsity Village move fast!