

**207, 855 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2338981



\$155,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

Well kept corner condo with one bedroom/one bath on 2nd floor of Westbrook Estates. Perfect for student, couple or investment purposes. Why pay rent, this is very affordable! Flooring was fully replaced in 2019. Condo fees are \$392.13 per month and include all utilities except power. There is one designated parking stall (#207) and in suite storage area, balcony is a great size ... 15' x 5'. Coin operated laundry is on main floor. The building has been well cared for, Braemore Management is the management company. Tenant is leaving November 30th.