

**310, 405 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2347728



\$199,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	3.45 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: Wall Mounted Air Conditioner

Whether you're looking for your first home, a place for your university student, or an investment property in one of West Lethbridge's most convenient areas, #310 at 405 Columbia Blvd W offers an opportunity worth taking a closer look at. This 3-bedroom, 1-bathroom apartment is located on the top floor and is an end unit, giving you a little more privacy while eliminating the concern of having neighbours living above you. Inside, laminate flooring runs throughout the living areas, creating a clean and practical space that's ready for you to make your own. The three-bedroom layout gives you options that many apartments simply don't. Use the additional rooms for children, roommates, a home office, guests, or hobbies. With everything on one level, the home is easy to live in and easy to maintain. You'll also appreciate the convenience of in-suite laundry, eliminating trips to a shared laundry room and making everyday life just a little easier. But the real standout here is the location. Walk out the front door and Nicholas Sheran Park is directly across Columbia Boulevard. The park surrounds Nicholas Sheran Lake and offers extensive pathways, open green space, recreation areas and an 18-hole disc golf course. Whether you're heading out for a morning walk, getting some exercise, taking the dog out, or simply looking for somewhere to enjoy the outdoors, having this much green space so close is something you'll appreciate. For students, the location is especially appealing. The University of Lethbridge is just down the road, and West Lethbridge has an extensive pathway and transit network connecting the neighbourhoods with the university and the rest of the city. The University itself notes that the majority of its students live on the west side, where they have convenient access to parks, pathways, restaurants, retailers and recreation. Daily errands are easy too. West Village

Mall is nearby with Shoppers Drug Mart, restaurants and other services, while groceries and additional shopping are close at hand. The Nicholas Sheran Leisure Centre provides year-round recreation, including aquatics and ice facilities. And the area continues to grow. The Crossings has developed into a major west-side hub with the Cor Van Raay YMCA, arenas, curling facilities, library, schools, pathways, parks and a growing commercial village. New development is also underway, including more than 100,000 square feet of planned mixed-use commercial space and more than 450 planned residential units in the Core Crossings development. That combination makes this property particularly interesting for first-time buyers, parents purchasing for students, investors, or anyone looking for an affordable home in a location where so much of daily life is close by. Three bedrooms, top-floor living, in-suite laundry and one of West Lethbridge's best recreational and student-oriented locations — come take a look and see what #310 has to offer.