

**208, 620 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2175370



\$184,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	841 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Looking for an affordable investment opportunity or maybe looking to downsize? Look no further than this practical, low maintenance 2 bedroom, 1 bath condo located in Columbia on the Park. Do you need a place for your University student? Well here it is. This place has everything a student needs. Columbia on the Park backs onto Rutgers Park and is in walking distance to Nicolas Sheran Park. It is also in walking distance to restaurants, banks, shopping, the University of Lethbridge and more. Columbia on the Park has a gated parking area, storage area, dry sauna and gym. Included with the condo is one covered parking stall and one storage unit. The condo itself is located on the second floor. It can be accessed via stairs or elevator. It is bright and spacious with lots of natural light. The balcony can be accessed from the living room space as well as the master bedroom. The kitchen is fully equipped with stove, fridge and dishwasher. Down the hall you will find the laundry room, 2 bedrooms and 1 bathroom. Come and see what Columbia on the Park has to offer you!