

**204A, 295 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2175481**



**\$134,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	2.38 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Storage		

**Inclusions:** N/A

Investor special! Located just three blocks from the University of Lethbridge, this easy-care condo is a must-see for investors and first-time buyers alike. Featuring a jaw-dropping park view and impressive renovations, this apartment is sure to impress! For investors, a central location and low-maintenance living will make this a popular rental for students who can simply walk to campus. If you're looking for your first home to call your own, this is a great, easy-care property. This spectacular apartment features high-end finishes such as new cabinetry in the kitchen and bathroom, paired with granite countertops and high-end stainless appliances. Newer flooring, trim, lighting, and paint flows throughout the suite and makes it feel more modern. No expense was spared on this modern renovation! Did we mention that the condo fee includes all utilities? Even power! The floorplan is a great size with one bedroom and one bathroom. A plug-in reserved parking stall is also included, offering complete convenience. The building itself has been upgraded as well. The common hallways have new floors and fresh paint, while the siding and decks have also been updated. The building has been upgraded with new windows, roof, boiler systems, security cameras, and intercom in the last few years. Call your favorite agent today to come and take a look!