

\$92,000 - 109a, 295 Columbia Boulevard W, Lethbridge

MLS® #A2113660

\$92,000

1 Bedroom, 1.00 Bathroom, 534 sqft

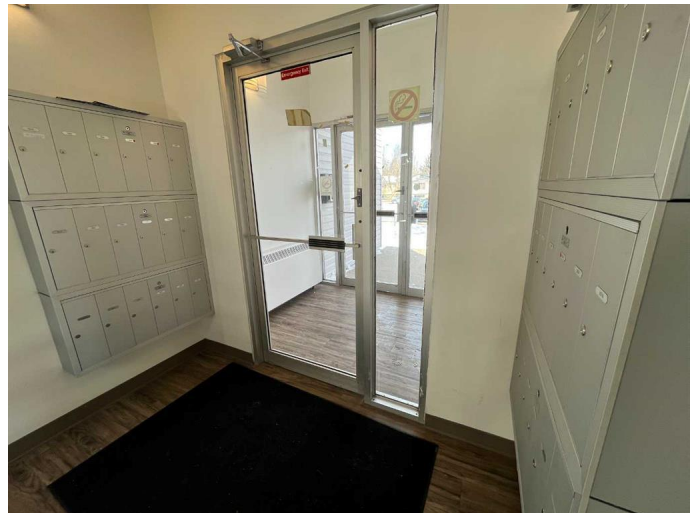
Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Investor and Student 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. A central location and low-maintenance living will make this a popular rental for students who can simply walk to campus. Enjoy the shopping centre just a short walk away, consisting of many stores, restaurants and a gas station, as well as Nicholas Sheran Park just across the street! If you're looking for your first home to call your own, this is a great, easy-care property. Did we mention that the condo fee includes all utilities, even power?! Enjoy low monthly expenses and sit back and relax while the snow is shovelled, lawn is cut and common areas in the apartment are cleaned for you! The floor plan is a unique studio layout, featuring an easy flow from the kitchen to living room and bedroom. There is one full 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 realtor today and come and take a look!

Built in 1976

Essential Information



MLS® #	A2113660
Price	\$92,000
Sold Price	\$80,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	109a, 295 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k 4B8

Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Open Floorplan
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Boiler
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 30th, 2024
Days on Market	19
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office CLEARVIEW PROPERTY MANAGEMENT LTD.

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