

# \$161,000 - 109, 440 Columbia Boulevard W, Lethbridge

MLS® #A2116761

**\$161,000**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Completely modernized throughout, 2 bedroom home, and no stairs for this ground floor unit! Kitchen and laundry appliances included, so you don't have to go to a common laundry area. This is a corner unit with a lovely deck with a view and a private storage room. There is a common area bike storage room as well. Great recreation opportunities as this condo is right by Nicholas Sheran Lake & Park, and is basically situated between the University of Lethbridge, and the Crossings Leisure Complex.

Built in 1983

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2116761      |
| Price          | \$161,000     |
| Sold Price     | \$162,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 756           |
| Acres          | 0.00          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 109, 440 Columbia Boulevard W |
| Subdivision | Varsity Village               |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1K5R4                        |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Bicycle Storage, Other, Storage, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Assigned, Stall                                  |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Hot Water                                                                                       |
| Cooling           | Wall/Window Unit(s)                                                                             |
| # of Stories      | 3                                                                                               |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Courtyard |
| Construction      | Brick     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 28th, 2024 |
| Days on Market | 7                |
| Zoning         | R-75             |
| HOA Fees       | 0.00             |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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