

\$139,000 - 205a, 295 Columbia Boulevard W, Lethbridge

MLS® #A2120051

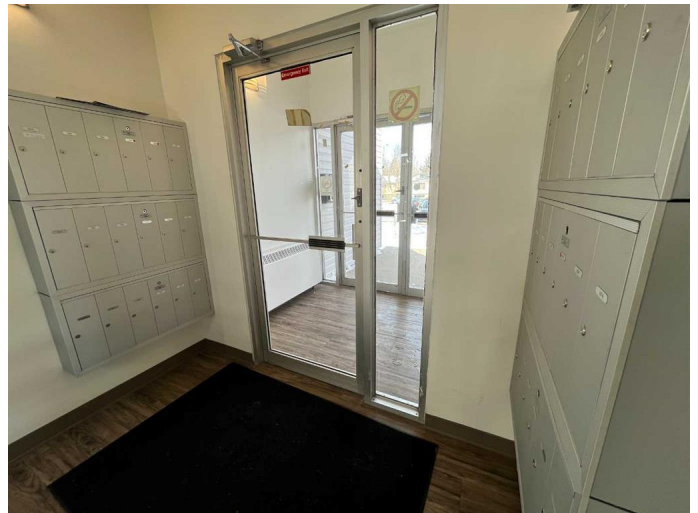
\$139,000

2 Bedroom, 1.00 Bathroom, 788 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! This two-bedroom apartment features many renovations throughout the years, including beautiful shaker-style cabinets and floor/paint throughout. The full bathroom is conveniently located across from both bedrooms, right next to a large in-unit storage area! Furthermore, enjoy a secure balcony for those warm summer evenings! 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® #	A2120051
Price	\$139,000
Sold Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	788
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	205a, 295 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

Amenities

Amenities	Laundry, Parking, Trash
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Boiler
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 29th, 2024
Days on Market	25
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.