

\$124,900 - 201, 855 Columbia Boulevard W, Lethbridge

MLS® #A2135226

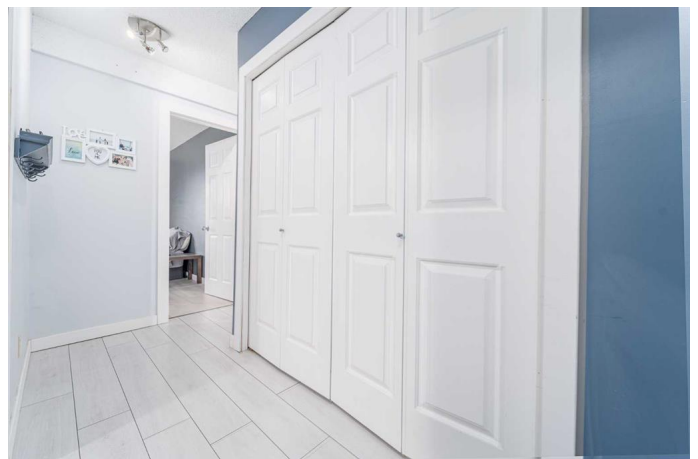
\$124,900

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Discover the perfect blend of comfort and convenience in this lovely 1-bedroom apartment, ideally located in the tranquil Westbrook Estates in West Lethbridge. This home is a fantastic opportunity for first-time home buyers or investors looking to enrich their portfolio. Step inside to find a beautifully maintained interior featuring durable laminate flooring that extends throughout the apartment, setting a warm and inviting tone from the moment you enter. The heart of this home is the large and spacious kitchen, complete with ample counter and cupboard space, and a practical breakfast bar, perfect for casual dining. Adjacent to the kitchen, the living area offers generous space for relaxation and entertainment, leading out to a private deck. This east-facing outdoor space is covered by trees providing a cool, shaded retreat for summer BBQs and peaceful mornings, all while offering protection from the wind. The bedroom is comfortably sized and includes a large closet, ensuring ample storage space. The home is also equipped with a 4-piece bathroom and an additional large storage area, enhancing functionality. Residents will benefit from off-street assigned parking and access to a spacious shared laundry room located on the first floor, adding to the convenience. The condo fee covers water and heat, leaving electricity as the only utility cost for the homeowner. Embrace a life of ease and simplicity in this delightful apartment in Westbrook Estates, where every



detail is tailored to support a comfortable and low-maintenance lifestyle.

Built in 1982

Essential Information

MLS® #	A2135226
Price	\$124,900
Sold Price	\$120,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 855 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5B8

Amenities

Amenities	Coin Laundry, Snow Removal
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Laminate Counters
Appliances	Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 14th, 2024
Days on Market	21
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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