

\$149,000 - 202b, 295 Columbia Boulevard W, Lethbridge

MLS® #A2147190

\$149,000

2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 2.38 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 a beautiful view of Nicholas Sheran Park right from your balcony! 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 shoveled, lawn is cut and common areas in the apartment are cleaned for you! This two-bedroom apartment features many renovations throughout the years, including new kitchen cabinets and a tiled bathtub surround! 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® #	A2147190
Price	\$149,000
Sold Price	\$145,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	2.38
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202b, 295 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

Amenities

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Plug-In, Stall

Interior

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

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 26th, 2024
Days on Market	21
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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