

\$229,000 - 218, 620 Columbia Boulevard W, Lethbridge

MLS® #A2149655

\$229,000

2 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your dream home! This completely renovated 2-bedroom, 2-bathroom condo epitomizes luxury and convenience and is ideally located close to the university and all essential amenities. You'll find bus stops just steps away, and it's within walking distance to schools, pubs and restaurants making it perfect for all ages and lifestyles. As soon as you enter, you are immediately greeted by an expansive entryway and ample closet space with loads of room for storage. This spacious condo features a large, updated kitchen with panoramic views of the entire main area. The grand living and dining room space, adorned with a gas fireplace, opens onto your large and private covered terrace, offering ample space for grilling, entertaining, or relaxing after a long day. The unit boasts a dedicated laundry space and a versatile bonus room, perfect for a chic home office, serene flex space, or maybe a delightful playroom for the kids. New vinyl plank complements the tasteful finishes throughout. The primary bedroom is a luxurious retreat complete with full ensuite, walk in closet, and access to the covered terrace. The secondary bedroom is a great size for a roommate, guest bedroom or child's bedroom with easy access to the main bathroom. The condo fees include heat ,water, exterior maintenance ,snow removal, lawn care, professional management, access to gym and sauna room, as well as 1 covered parking stall. Other features include hydronic in floor heating, newer washer/dryer,



microwave and dishwasher. Preferably located with only one unit above and one neighbor adjacent, this home ensures both privacy and security with low noise transfer. Catering to every lifestyle whether you're a student, savvy investor, first-time buyer, young family, or a couple seeking a luxurious retirement retreat, this condo truly offers the best of all worlds at an affordable price. Don't miss the opportunity to make this your new home!

Built in 1993

Essential Information

MLS® #	A2149655
Price	\$229,000
Sold Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	218, 620 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A8

Amenities

Amenities	Elevator(s), Park, Recreation Facilities, Recreation Room, Snow Removal
Parking Spaces	1

Parking	Off Street, Stall
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Barbecue
Construction	Mixed

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 25th, 2024
Days on Market	9
Zoning	R75
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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