

\$134,900 - 204a, 295 Columbia Boulevard W, Lethbridge

MLS® #A2175481

\$134,900

1 Bedroom, 1.00 Bathroom, 548 sqft

Residential on 2.38 Acres

Varsity Village, Lethbridge, Alberta

Investor 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. Featuring a jaw-dropping park view and impressive renovations, this apartment is sure to impress! For investors, a central location and low-maintenance living will make this a popular rental for students who can simply walk to campus. If you're looking for your first home to call your own, this is a great, easy-care property. This spectacular apartment features high-end finishes such as new cabinetry in the kitchen and bathroom, paired with granite countertops and high-end stainless appliances. Newer flooring, trim, lighting, and paint flows throughout the suite and makes it feel more modern. No expense was spared on this modern renovation! Did we mention that the condo fee includes all utilities? Even power! The floorplan is a great size with one bedroom and one bathroom. 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 agent today to come and take a look!

Built in 1976



Essential Information

MLS® #	A2175481
Price	\$134,900
Sold Price	\$134,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	548
Acres	2.38
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204a, 295 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

Amenities

Amenities	Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior Features	None
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 13th, 2024
Days on Market	19
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office CLEARVIEW PROPERTY MANAGEMENT LTD.

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