

\$239,900 - 306, 620 Columbia Boulevard W, Lethbridge

MLS® #A2195748

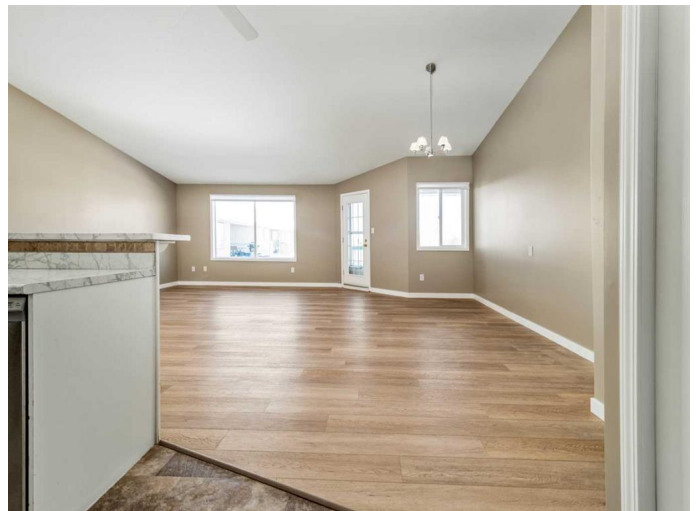
\$239,900

2 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to one of the most desirable units at Columbia on the Park! Unit #306 is a top floor 2 bed, 2 bath condo that is extremely spacious and open with vaulted ceilings that give it a grand feel. Freshly painted, with an open plan for kitchen, living room, & dining room with vinyl plank floors and baseboards throughout. Kitchen features new cabinet facings, new faucet and sink, & new hood fan. There is also a good size pantry and a breakfast bar. Living room is large and features a door to the balcony. Unit has 2 large bedrooms including primary with walk-in closet, 4 piece ensuite with tub/shower combo, and private balcony. The second bedroom also has access to the shared balcony with the living room. There is also another full bathroom across the hallway from the second bedroom. Both bathrooms have had new sink taps and new lighting installed. There is also a good size laundry closet, and a front foyer closet for your jackets and shoes. Condo living here is a breeze with HEAT included! Sellers are even leaving behind their portable air conditioner for the warmer months! Condo fees are \$585/month and include snow removal, common area maintenance, landscaping, exterior insurance and maintenance, heat, trash, & reserve fund contributions. There are also wonderful amenities of an exercise room, sauna, & even an event room you can rent out for parties! A covered parking spot is also assigned(#42). Come live the good life!



Built in 1993

Essential Information

MLS® #	A2195748
Price	\$239,900
Sold Price	\$229,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 620 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A8

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking, Sauna
Parking Spaces	1
Parking	Covered, Stall, Outside

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Radiant
Cooling	Other
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco

Additional Information

Date Listed	February 19th, 2025
Date Sold	March 28th, 2025
Days on Market	37
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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