



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

214, 620 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2216868



\$214,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	2.25 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Other		

Heating:	In Floor
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 398
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: N/A

Check out this beautifully maintained 2-bedroom condo located in West Lethbridge. This bright and inviting condo offers a super functional, open-concept layout that shows exceptionally well. Numerous recent upgrades include vinyl flooring, new kitchen appliances, and fresh paint. This unit is the perfect fit for a University student, young professional, or someone looking to downsize into a secure, low-maintenance lifestyle. The living and dining areas flow seamlessly and lead to your own private balcony. The spacious primary bedroom features balcony access and a generous walk-in closet, while the second bedroom and a well-appointed 4-piece bathroom provide additional space and comfort. IN-SUITE laundry is the ultimate convenience! An assigned parking stall in a gated lot offers added security, and the building itself backs directly onto Rutgers Park, giving you green space right in your backyard. Located within walking distance to the University of Lethbridge, Nic Sherran Park, schools, playgrounds, and transit, this condo delivers outstanding value in a prime location. Move-in ready and easy to love, this is one property you won't want to miss!