



GRASSROOTS
REALTY GROUP

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204, 420 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2241605



\$205,400

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	2.05 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 317
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows		

Inclusions: Dishwasher, Electric Range, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings

Investor and First Time Home Buyer Alert! This 2-bedroom condo with an in-unit laundry & assigned parking is within walking distance from the University of Lethbridge and a stone's throw away from Nicholas Sheran Park perfect for students, working professionals and families. Condo fee is only \$316.80 which covers almost everything except electricity, one of the best managed condos in town with a strong reserve fund but with the least if not the lowest condo fee. With fresh paint and a brand new vinyl flooring this can be move-in ready and available for quick possession!