



GRASSROOTS
REALTY GROUP

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**#210, 855 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2252904



\$169,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 439

LLD: -

Zoning: R-75

Utilities: -

Inclusions: N/A

Excellent opportunity! Move-in ready or rental ready whether you are looking for a place to call home or revenue property to add to your portfolio. The floor plan offers a nice flow between living room and kitchen and has two good sized bedrooms and a full bath. The condo fees cover most utilities leaving just electricity as a separate cost to the owner. The location is ideal for students, professionals, or tenants, with the University of Lethbridge within walking distance. Public transit is available right out front, and Nicholas Sheran Lake, parks, shopping, and other west side amenities are only minutes away. If you are looking for a solid investment or a simple, comfortable place to live, this unit is worth viewing.