



GRASSROOTS
REALTY GROUP

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**212A, 295 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2257016



\$204,500

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	2.38 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Electric range, Microwave hood fan, Refrigerator, Window Coverings

Imagine waking up and living next to a stunning lake & greenery, soak in this amazing view over a cup of coffee right from your own balcony. This well-maintained condo is located across and facing the enchanting Nicholas Sheran Park which is a few minutes walk to the University of Lethbridge, grocery stores, restaurants/bar, gas station, bus stop… it’s got all the convenience you’ll ever need. The very low and affordable condo fee of \$413.00 includes all utilities including electricity. Building has had recent upgrades such as new windows, roof, boiler system, security cameras & parking lot. It is also equipped with a smart intercom/security system that you can anywhere on your phone thru an app. This is a pet friendly building with no age restriction perfect students, working professionals, families or a great addition to your rental portfolio!