



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

**MLS # A2298351**



**\$169,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	2.38 Acres		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler

**Floors:** Carpet, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Laminate Counters, No Animal Home, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 434

**LLD:** -

**Zoning:** R-75

**Utilities:** -

**Inclusions:** N/A

Investor & Student Opportunity! Just three blocks from the University of Lethbridge, this low-maintenance condo is perfectly positioned for strong rental appeal or first-time buyers looking for an easy lifestyle. \*\* Located within walking distance to shopping, restaurants, and amenities, and offering beautiful views of Nicholas Sheran Park right from your private balcony, this unit checks all the boxes for convenience and comfort. \*\* Inside, this well-kept two-bedroom apartment features several updates over the years, including refreshed kitchen cabinetry and a renovated bathtub with surround. The functional layout offers a full bathroom ideally situated between both bedrooms, along with a spacious in-unit storage area. \*\* The real value? Condo fees that include ALL utilities &mdash; even electricity &mdash; making monthly expenses simple and predictable. Enjoy true lock-and-leave living with snow removal, lawn care, and common area maintenance all taken care of for you. \*\* Additional highlights include a secure balcony facing the park, a dedicated plug-in parking stall, and numerous building upgrades such as newer windows, roof, boiler system, siding, decks, security cameras, and intercom. Whether you're looking to invest or get into the market, this is a smart, turnkey opportunity.