



205, 620 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2298934



\$230,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	835 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: N/A

Welcome to this bright and well-maintained 2-bedroom, second-floor condo in Columbia on the Park, offering beautiful views overlooking the green space. Enjoy your morning coffee from the private balcony while taking in the peaceful park setting. This unit features new laminate flooring, fresh paint throughout, new kitchen counters and backsplash, new appliances and the convenience of in-suite laundry. The functional layout provides comfortable living in a secure and well-managed building. Ideally located close to schools, the university, shopping, and public transit, this home offers exceptional convenience for students, professionals, or investors alike. Additional highlights include secure gated covered parking and access to recreational amenities. A great opportunity in a highly desirable location—don't miss out!