



**209, 620 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2302328



\$220,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Gated, Parking Lot, Stall		
Lot Size:	2.25 Acres		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 409

LLD: -

Zoning: R-75

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Clean, affordable condo living in a prime location! This bright south-facing unit offers 2 generously sized bedrooms, 1 full bathroom, a generous balcony, and the convenience of in-suite laundry. The spacious layout provides comfortable everyday living, while large windows fill the home with natural light throughout the day. Enjoy peace of mind with a secure building and secure parking, accessibility & convenience of an elevator, all located just minutes from the University of Lethbridge, shopping, and public transit. Whether you're a first-time buyer, student, or investor, this well-maintained condo is a fantastic opportunity for affordable home ownership or rental potential. (Condo Fee \$409.24 - includes parking stall & utilities, - owner only pays for power. Additional parking and storage for lease)