



**221, 620 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2304914**



**\$219,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered, Electric Gate		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Hoodfan, Washer, Dryer, Window Coverings, (All inclusions in as-is condition)

Smartly Designed Condo with Sunset Views! 2nd level condominium boasting 2 bedrooms (spacious primary bedroom), an open plan, in-suite laundry, in-floor hot water heating, direct vented hoodfan, and dual access to covered deck. There is also an assigned, covered parking stall that keeps your vehicle sheltered from the elements. Columbia on the Park is comprised of 66 units, and has been a renowned fixture on the West Lethbridge landscape for over 30 years. Thoughtfully and professionally managed, the overall property and finances are in very good health. Building amenities include secure entrance, gated parking, on-site manager, elevator, fitness/reading room, extra storage when available, and a very convenient location in the Varsity Village neighbourhood. Walking paths, greenspaces, disc golf, and shopping are all only steps away. The unit itself is handily located towards the entrance from your parking stall, and being on the 2nd floor provides an added level of security. No age restriction here. Condo fees include most utilities (excluding power, internet, and cable) and are currently \$409.24 per month. A little paint and flooring would definitely take this home to the next level. Book your private viewing with your preferred agent today and explore "The Park".