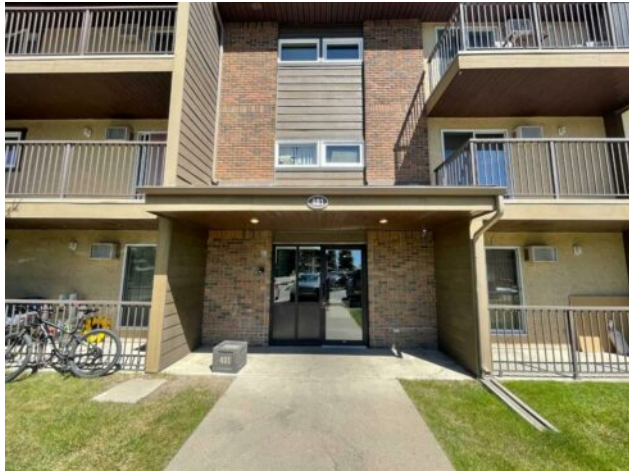




**305, 401 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2148461



\$144,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	742 sq.ft.	Age:	1984 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, wall mounted A/C

Imagine waking up to the gentle morning light filtering through your bedroom window in a cozy top-floor condo. Your day begins with a cup of coffee on the balcony, enjoying the serene view, with ample storage space for all your needs. Convenience is at your fingertips with in-suite laundry and the comfort of air conditioning during warm summer days. A designated parking spot awaits you, eliminating any parking hassles. Located in a vibrant neighborhood, this condo is a stone's throw away from a picturesque lake, reputable schools, a bustling university, diverse shopping options, and a variety of restaurants. All of this comes with the bonus of being affordably priced, making it not just a home, but a smart investment in your future. This condo offers the perfect blend of comfort, convenience, and affordability.