



**307, 420 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2150094



\$174,900

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	815 sq.ft.	Age:	1983 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	2.05 Acres		
Lot Feat:	-		

Heating: Baseboard, Boiler, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 311

Basement: -

LLD: -

Exterior: Mixed

Zoning: R-75

Foundation: -

Utilities: -

Features: No Smoking Home, Storage, Vinyl Windows

Inclusions: N/A

Welcome to #307 at 420 Columbia Blvd W! This 3rd-floor unit has some appealing features such as in-unit laundry and kitchen upgrades. The balcony which spans the entire length of the unit has access not only from the living room but from the master bedroom as well. A/C unit is installed and ready to keep you cool during those warm summer days. The unit is move in ready and immediate possession is available. Come and be mere steps from Nicholas Sheran Park, multiple schools and one of the West Side's Larger shopping complexes. Only blocks from the University of Lethbridge. Buy for revenue, or buy to occupy! Contact your Realtor® today for a showing.