



**303, 401 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2161350**



**\$155,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	755 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	3.45 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Central, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** None

Lucrative Investment Opportunity: Convenient located 2-Bedroom Unit. Key features include: Spacious layout with generous living areas. Private balcony and additional storage room. On-site fitness center. Proximity to parks, playgrounds, and shopping districts. Walking distance to university campus and swimming facilities. Ideal for: Student housing rentals, Young professionals, Small families. This turnkey property offers strong rental potential in a thriving neighbourhood. Don't miss this chance to expand your portfolio. Contact your REALTOR® today to schedule a viewing and unlock this investment opportunity.