



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

MLS # A2161350



\$155,900

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

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