



**109B, 295 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2167775



\$109,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	522 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Vinyl Plank

Roof: Tar/Gravel

Basement: None

Exterior: Brick

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 284

LLD: -

Zoning: Medium Density

Utilities: -

Inclusions: N/A

Discover the perfect blend of comfort and convenience in this modern bachelor pad! Featuring a wide open design, this space is ideal for creating a cozy retreat tailored to your lifestyle. Located just steps away from lush green spaces, you can enjoy outdoor activities and relaxation right outside your door. Plus, with easy access to a variety of amenities—including shops, cafes, and public transport—everything you need is within reach. Best of all, this property could be more affordable than renting, making it a smart choice for students or professionals. Don't miss this incredible opportunity to own a fantastic space close to the university! Call your REALTOR today to find your next dream home!