

# \$165,000 - 301b, 295 Columbia Boulevard W, Lethbridge

MLS® #A2224585

**\$165,000**

2 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 2.38 Acres

Varsity Village, Lethbridge, Alberta

Investor and Student special! Located just three blocks from the University of Lethbridge, this easy-care condo is a must-see for investors and first-time buyers alike. A central location and low-maintenance living will make this a popular rental for students who can simply walk to campus. Enjoy the shopping centre just a short walk away, consisting of many stores, restaurants and a gas station, as well as a beautiful view of Nicholas Sheran Park right from your balcony! If you're looking for your first home to call your own, this is a great, easy-care property. Did we mention that the condo fee includes all utilities, even power?! Enjoy low monthly expenses and sit back and relax while the snow is shovelled, lawn is cut and common areas in the apartment are cleaned for you! This two-bedroom, top floor corner unit features many renovations throughout the years, including new kitchen cabinets and a new bathtub with surround! The full bathroom is conveniently located across from both bedrooms, right next to a large in-unit storage area! Furthermore, enjoy a secure balcony for those warm summer evenings that faces the park! A plug-in reserved parking stall is also included, offering complete convenience. The building itself has been upgraded as well. The common hallways have new floors and paint, while the siding and decks have also been updated. The building has been upgraded with new windows, roof, boiler systems, security cameras, and intercom in the last few years.



Call your favorite agent today and come and take a look!

Built in 1976

### **Essential Information**

MLS® #	A2224585
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	2.38
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301b, 295 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

### **Amenities**

Amenities	Snow Removal, Trash, Coin Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Boiler
Cooling	None
# of Stories	3

**Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	4
Zoning	R-75

**Listing Details**

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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