

# \$204,500 - 212a, 295 Columbia Boulevard W, Lethbridge

MLS® #A2257016

## \$204,500

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 2.38 Acres

Varsity Village, Lethbridge, Alberta

Imagine waking up and living next to a stunning lake & greenery, soak in this amazing view over a cup of coffee right from your own balcony. This well-maintained condo is located across and facing the enchanting Nicholas Sheran Park which is a few minutes walk to the University of Lethbridge, grocery stores, restaurants/bar, gas station, bus stop. It's got all the convenience you'll ever need. The very low and affordable condo fee of \$413.00 includes all utilities including electricity. Building has had recent upgrades such as new windows, roof, boiler system, security cameras & parking lot. It is also equipped with a smart intercom/security system that you can manage anywhere in the world on your phone thru an app. This is a pet friendly building with no age restriction perfect students, working professionals, families or a great addition to your rental portfolio!



Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257016  |
| Price          | \$204,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 754       |
| Acres          | 2.38      |
| Year Built     | 1976      |

|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 212a, 295 Columbia Boulevard W |
| Subdivision | Varsity Village                |
| City        | Lethbridge                     |
| County      | Lethbridge                     |
| Province    | Alberta                        |
| Postal Code | T1K4B8                         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Laundry, Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1  |
| Parking        | Parking Pad                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Boiler   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Wood Frame, Veneer |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 28th, 2025 |
| Zoning      | R-75                 |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|

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