

# \$155,000 - 303, 401 Columbia Boulevard W, Lethbridge

MLS® #A2199723

**\$155,000**

2 Bedroom, 1.00 Bathroom, 815 sqft  
Residential on 3.45 Acres

Varsity Village, Lethbridge, Alberta

This is the perfect investment property or starter home located just blocks from the University of Lethbridge. The apartment features two bedrooms and a bathroom with a five-foot tub/shower. What I love most about this property is that it includes in-house laundry, a spacious living room, and your very own private balcony. Off the balcony, you will find a storage room for tucking away all your seasonal items.

This unit also comes with one assigned parking stall. The condo fees, just under \$300, include common area maintenance, access to a fitness center, and coverage for your heat and water.

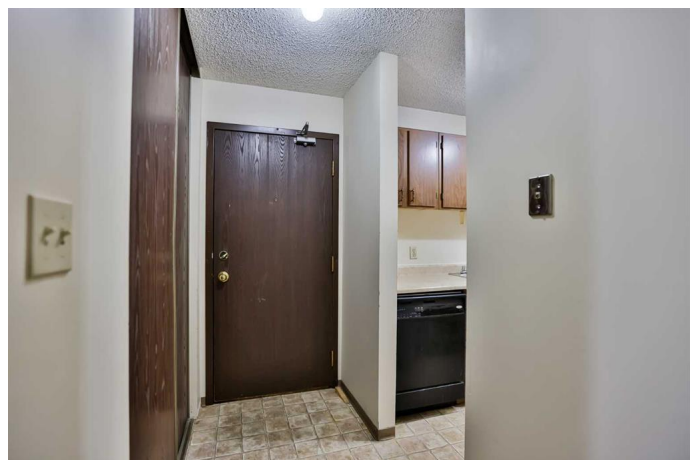
This home is vacant, so you can move in right away! Not only are you close to the university, but there are also numerous parks, pathways, playgrounds, and a shopping center that features Osho's, the Duke, Shoppers, Dairy Queen, and a gas station.

Give your favorite REALTOR® a call today !

Built in 1983

## Essential Information

MLS® #	A2199723
Price	\$155,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	3.45
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	303, 401 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R8

### **Amenities**

Amenities	Fitness Center
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Storage, Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Hot Water, Central
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Storage
Construction	Brick, Stucco, Wood Siding

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R-75

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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