

\$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
Days on Market	5
Zoning	R-75

Listing Details

Listing Office	Initia Real Estate
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