

**311, 855 Columbia Boulevard W**  
**Lethbridge, Alberta**

**MLS # A2210936**



**\$170,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.23 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Top-Floor 2-Bedroom Condo Move-In Ready or Rental-Ready Whether you're looking for a place to call home or a revenue property to add to your portfolio, this third-floor condo is a great option. The unit is clean, well-maintained, and ready for immediate occupancy. With two bedrooms and one full bathroom, the space is practical and comfortable. The east-facing balcony brings in plenty of morning sunlight, creating a warm and inviting atmosphere throughout the main living area. Inside, the layout offers a nice flow between the living room and kitchen, with updated flooring and in-suite laundry for added convenience. Both bedrooms are a generous size and provide good storage with large closets. The unit also includes an assigned plug-in parking stall. This condo is located in a secure, professionally managed building that permits pets with board approval. The condo fees cover most utilities, leaving just electricity as a separate cost to the owner. The location is ideal for students, professionals, or tenants, with the University of Lethbridge within walking distance. Public transit is available right out front, and Nicholas Sheran Lake, parks, shopping, and other west side amenities are only minutes away. This property offers the flexibility to move in or rent out, depending on your goals. If you're looking for a solid investment or a simple, comfortable place to live, this unit is worth viewing. Contact your real estate professional today to book a showing.