

# \$205,400 - 204, 420 Columbia Boulevard W, Lethbridge

MLS® #A2241605

## \$205,400

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 2.05 Acres

Varsity Village, Lethbridge, Alberta

Investor and First Time Home Buyer Alert!

This 2-bedroom condo with an in-unit laundry & assigned parking is within walking distance from the University of Lethbridge and a stone's throw away from Nicholas Sheran Park perfect for students, working professionals and families. Condo fee is only \$316.80 which covers almost everything except electricity, one of the best managed condos in town with a strong reserve fund but with the least if not the lowest condo fee. With fresh paint and a brand new vinyl flooring this can be move-in ready and available for quick possession!

Built in 1983

## Essential Information

MLS® #	A2241605
Price	\$205,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	2.05
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	204, 420 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	t1k5r4

### Amenities

Amenities	Parking, Snow Removal, Storage, Trash, Laundry
Parking Spaces	1
Parking	Assigned, Off Street

### Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Other

### Additional Information

Date Listed	July 20th, 2025
Days on Market	6
Zoning	R-75

### Listing Details

Listing Office	Initia Real Estate
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