

\$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	10
Zoning	R-75

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.