

**204, 855 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2280328



\$145,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	1.23 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		
Inclusions:	N/A		

This newly renovated 1-bedroom, 1-bathroom condo offers approximately 648 sq. ft. of modern, stylish living space. The spacious living room is filled with natural light, thanks to a large window door that opens to a private balcony. Enjoy peaceful views of green space and mature trees from your balcony, the perfect spot to savor your morning coffee or unwind after a long day. The interior features soft pastel walls and ample storage, blending comfort with practicality. Throughout the unit, sleek vinyl plank flooring adds a contemporary touch. The kitchen boasts plenty of cabinetry, complemented by Energy Star-rated white appliances. The building is contemporary and well-maintained, providing a welcoming atmosphere. The unit also includes an assigned parking stall, with additional visitor parking available. Ideally located near public transit, shopping centres, and schools, this condo offers the perfect balance of comfort, convenience, and accessibility to suit your lifestyle.