

\$145,000 - 304, 855 Columbia Boulevard W, Lethbridge

MLS® #A2204764

\$145,000

1 Bedroom, 1.00 Bathroom, 645 sqft
Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your beautifully updated apartment! This lovely one-bedroom unit sits on the top floor of a well-kept building in West Lethbridge. Full of sunlight and warmth, its large balcony overlooks a tranquil rear greenspace with towering cottonwood trees. Featuring durable plank flooring throughout, fresh paint, and newer fixtures including a bathroom vanity, kitchen and bathroom tiles, and even a beautiful large showpiece kitchen sink, this gem has all the little details that make a house an inviting home. The storage is substantial with plenty of cupboard and counter space in the kitchen, and itâ€™s all set up for optimal function with built-ins in the large double closets in both the front hall and bedroom as well as generous shelving in the walk-in storage room. There is convenient on-site laundry on the main floor, and the unit has a dedicated plug-in parking stall as well as ample off-street visitor parking. The University of Lethbridge is walkable, or you can hop on the city bus that stops right in front of the building. The condo fee covers all utilities except electricity, and pets are allowed with restrictions/board approval. This popular West Lethbridge neighbourhood offers many parks as well as walking and biking pathways. Itâ€™s a short stroll to the 16-acre Nicholas Sheran Lake, which offers year-round fishing and frisbee disc golf. There is easy access to downtown and all the west-side amenities, including restaurants, services, medical, groceries, swimming, skating, many schools



and churches, and a multi-functional sports complex. Call your realtor today as units in this desirable building rarely come to market for good reason – it's the ideal spot for both professionals and students.

Built in 1982

Essential Information

MLS® #	A2204764
Price	\$145,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 855 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B7

Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Hot Water

Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Mixed

Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-75

Listing Details

Listing Office	CIR REALTY
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