

# \$170,000 - 311, 855 Columbia Boulevard W, Lethbridge

MLS® #A2210936

**\$170,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 1.23 Acres

Varsity Village, Lethbridge, Alberta

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.

Built in 1982

### Essential Information

MLS® #	A2210936
Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	1.23
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	311, 855 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4V4

### Amenities

Amenities	Coin Laundry, Parking, Laundry
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Mixed

### Additional Information

Date Listed	April 11th, 2025
Days on Market	17
Zoning	R-75

### Listing Details

Listing Office	HomeTime Property Services Ltd. o/a HomeTime
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.