

# \$214,900 - 214, 620 Columbia Boulevard W, Lethbridge

MLS® #A2216868

**\$214,900**

2 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 2.25 Acres

Varsity Village, Lethbridge, Alberta

Check out this beautifully maintained 2-bedroom condo located in West Lethbridge. This bright and inviting condo offers a super functional, open-concept layout that shows exceptionally well. Numerous recent upgrades include vinyl flooring, new kitchen appliances, and fresh paint. This unit is the perfect fit for a University student, young professional, or someone looking to downsize into a secure, low-maintenance lifestyle.

The living and dining areas flow seamlessly and lead to your own private balcony. The spacious primary bedroom features balcony access and a generous walk-in closet, while the second bedroom and a well-appointed 4-piece bathroom provide additional space and comfort. IN-SUITE laundry is the ultimate convenience!

An assigned parking stall in a gated lot offers added security, and the building itself backs directly onto Rutgers Park, giving you green space right in your backyard. Located within walking distance to the University of Lethbridge, Nic Sherran Park, schools, playgrounds, and transit, this condo delivers outstanding value in a prime location. Move-in ready and easy to love, this is one property you won't want to miss!

Built in 1993

## Essential Information



MLS® #	A2216868
Price	\$214,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	841
Acres	2.25
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	214, 620 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A8

### Amenities

Amenities	Elevator(s), Visitor Parking, Fitness Center, Party Room
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	1

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Other
Construction	Stucco

### Additional Information

Date Listed	May 17th, 2025
Days on Market	16
Zoning	R-75

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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