

# \$199,999 - 312, 620 Columbia Boulevard W, Lethbridge

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MLS® #A2249115

**\$199,999**

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 2.25 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this beautifully updated 2-bedroom, 1-bathroom condo located in the desirable and well-maintained Columbia on the Park complex. Perfectly suited for University of Lethbridge students, first-time buyers, or investors, this top-floor unit offers style, comfort, and convenience. Step inside to discover a bright and open living space highlighted by vaulted ceilings, new flooring, and modern kitchen upgrades, including new countertops and newer appliances. The spacious living room and primary bedroom both offer direct access to a private patio, creating a perfect place to relax and enjoy the fresh air. Additional features include a newer stacked washer & dryer, gated covered parking, and a well-run complex that reflects pride of ownership throughout!



Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249115    |
| Price          | \$199,999   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 837         |
| Acres          | 2.25        |
| Year Built     | 1993        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 312, 620 Columbia Boulevard W |
| Subdivision | Varsity Village               |
| City        | Lethbridge                    |
| County      | Lethbridge                    |
| Province    | Alberta                       |
| Postal Code | T1K 7A8                       |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Storage |
| Parking Spaces | 1                                    |
| Parking        | Carport, Stall                       |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | No Smoking Home, Elevator                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Central                                                  |
| Cooling           | None                                                     |
| # of Stories      | 3                                                        |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | None   |
| Construction      | Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 82                |
| Zoning         | R-75              |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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