

# \$169,900 - #210, 855 Columbia Boulevard W, Lethbridge

MLS® #A2252904

## \$169,900

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Excellent opportunity! Move-in ready or rental ready whether you are looking for a place to call home or revenue property to add to your portfolio. The floor plan offers a nice flow between living room and kitchen and has two good sized bedrooms and a full bath. 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. If you are looking for a solid investment or a simple, comfortable place to live, this unit is worth viewing.

Built in 1982

### Essential Information

MLS® #	A2252904
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

## Community Information

Address	#210, 855 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4V4

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Hot Water
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Private Entrance
Roof	Asphalt
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	August 30th, 2025
Days on Market	3
Zoning	R-75

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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