

\$169,950 - 103, 440 Columbia Boulevard W, Lethbridge

MLS® #A2231869

\$169,950

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Move in ready, with immediate possession available. You can walk to the University, Nicholas Sheran park and pool. Fully renovated main floor suite, with room to grow. This two bedroom unit is in a very well managed complex (great onsite manager, Darlene) a healthy Reserve Fund and professionally maintained buildings. It's shady and cool in the summer, the hot water baseboards mean a consistent warm temperature in the winter. There is a close parking spot with a plug in for the cool months. and the bus route will take you to downtown and the U of L . Bring your pillows you'll want to stay, how soon can you get here?



Built in 1983

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2231869 |
| Price | \$169,950 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 760 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 103, 440 Columbia Boulevard |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K5R4 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Bicycle Storage, Laundry, Pa |
| Parking Spaces | 1 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Laminat Windows |
| Appliances | Dishwasher, Refrigerator, W ENERGY STAR Qualified Re |
| Heating | Hot Water, Natural Gas |
| Cooling | Sep. HVAC Units |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Storage, Covered C |
| Roof | Asphalt/Gravel |
| Construction | Cedar |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 15th, 2025 |
| Days on Market | 3 |
| Zoning | R75 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|



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