

\$205,400 - 204, 420 Columbia Boulevard W, Lethbridge

MLS® #A2241605

\$205,400

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 2.05 Acres

Varsity Village, Lethbridge, Alberta

Investor and First Time Home Buyer Alert!

This 2-bedroom condo with an in-unit laundry & assigned parking is within walking distance from the University of Lethbridge and a stone's throw away from Nicholas Sheran Park perfect for students, working professionals and families. Condo fee is only \$316.80 which covers almost everything except electricity, one of the best managed condos in town with a strong reserve fund but with the least if not the lowest condo fee. With fresh paint and a brand new vinyl flooring this can be move-in ready and available for quick possession!

Built in 1983

Essential Information

MLS® #	A2241605
Price	\$205,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	2.05
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information



Address	204, 420 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	t1k5r4

Amenities

Amenities	Parking, Snow Removal, Storage, Trash, Laundry
Parking Spaces	1
Parking	Assigned, Off Street

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	Wall/Window Unit(s)
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Other

Additional Information

Date Listed	July 20th, 2025
Days on Market	15
Zoning	R-75

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

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