



GRASSROOTS
REALTY GROUP

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301, 420 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2332727

\$217,500



Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, FOB

Welcome to #301, 420 Columbia Blvd W, a bright top-floor corner condo offering comfortable, low-maintenance living in a convenient westside location. With 2 bedrooms, a den, and 1 bathroom, this well-maintained home is an excellent option for first-time buyers, students, downsizers, or investors. The functional layout makes the most of the space, while the top-floor corner location provides added privacy and plenty of natural light. The home features in-suite laundry, air conditioning, and all major appliances are included for added convenience. Step outside onto your private balcony, complete with its own exterior storage room, providing extra space for seasonal items and outdoor gear. Condo fees include nearly all your monthly utilities, with only electricity paid separately, making budgeting simple and predictable. The unit also comes with one assigned parking stall, and a second stall may be leased if additional parking is needed. Located in a well-managed building, this condo is just steps from a school playground and only a short walk to Nicholas Sheran Park, where you'll find scenic walking trails, the lake, playgrounds, and picnic areas. The University of Lethbridge, restaurants, shopping, and everyday amenities are also nearby, making this an ideal location for a variety of lifestyles. Whether you're looking for your first home, a low-maintenance place to live, or a solid investment opportunity, #301, 420 Columbia Blvd W is a property worth seeing. Please view the video walkthrough in the links tab or on YouTube by searching the property address.