



GRASSROOTS
REALTY GROUP

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105B, 295 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2351338

\$185,000

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Separate Entrance		

Inclusions: All Appliances in Unit

Looking to walk to the U of L? Check out this condo at Columbia Manor. It's right across the street from Nicholas Sheran Park, and within walking distance to shopping, restaurants, amenities and the University. This 2 bedroom unit has been updated, and new carpet was recently installed in the bedrooms. Condo fees include: heat, electricity, water, sewer, garbage, reserve fund contribution, professionally managed condo association, exterior maintenance, exterior insurance, landscaping, and snow removal. There is laundry available in the building, and one parking spot is included, but there is also plenty of street parking available. Vacant and ready for a quick possession. Call a REALTOR® today to view.