

# \$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	Natural Gas, Hot Water
Cooling	Sep. HVAC Units
# of Stories	3

Exterior

Exterior Features	Balcony, Covered Courtyard,
Roof	Asphalt/Gravel
Construction	Cedar

Additional Information

Date Listed	June 15th, 2025
Days on Market	17
Zoning	R75

Listing Details

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



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.