

# \$255,000 - 17, 275 Columbia Boulevard W, Lethbridge

MLS® #A2218728

**\$255,000**

4 Bedroom, 3.00 Bathroom, 997 sqft

Residential on 1.29 Acres

Varsity Village, Lethbridge, Alberta

This 2-storey townhouse condo offers an incredible opportunity to own a well-laid-out home in a prime location! Featuring 4 bedrooms (3 upstairs, 1 downstairs) and 2.5 bathrooms, this unit is perfect for families needing space, first-time buyers looking to get into the market, or landlords seeking a rental property in a high-demand area. Inside, you'll find a bright open floor plan that creates a welcoming and functional living space. The bedrooms are comfortably sized, providing plenty of room for rest, study, or storage. This unit is in great condition, it's clean, well-maintained, and full of potential. Outside, enjoy a rear deck for fresh air and outdoor space, along with ample parking for residents and guests. Conveniently located near the University of Lethbridge, Nicolas Sheran Park, schools, restaurants, and many other nearby amenities, this home is all about lifestyle and location. A solid investment and a smart buy—don't miss out on this great opportunity!

Built in 1976

## Essential Information

MLS® #	A2218728
Price	\$255,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	997
Acres	1.29
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, Storage, Sauna
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
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Days on Market	3
Zoning	R-75

## **Listing Details**

Listing Office	Onyx Realty Ltd.
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