

# \$244,500 - 4, 275 Columbia Boulevard W, Lethbridge

MLS® #A2202261

## \$244,500

3 Bedroom, 2.00 Bathroom, 997 sqft  
Residential on 1.29 Acres

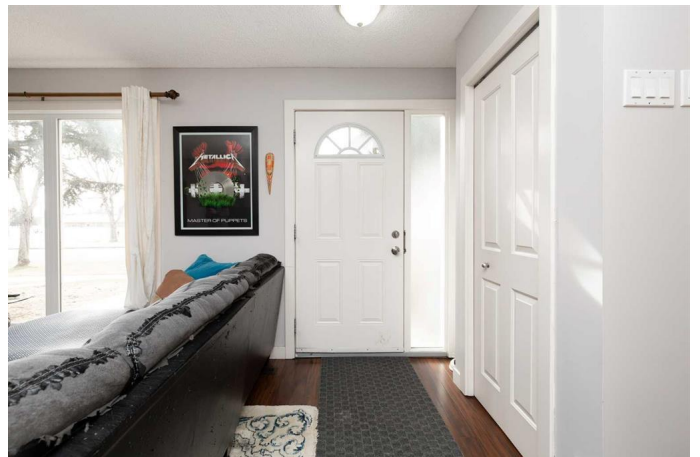
Varsity Village, Lethbridge, Alberta

3 bedroom townhouse condo, 2 blocks from the U of L, across the street from Nicholas Sheran park and lake. Plenty to enjoy right outside your doorstep - trails, playground, fishing, disc golf, swimming and ice skating. Strip mall with shopping, restaurants, medical, dental, pet store and more just a block away. Bus stop only steps away for easy connection to the entire city. Ideal location for families, students, or empty nesters. 2 storey, just under 1000sq ft with 3 bedrooms, and 4 piece bath upstairs, and a 2 piece bath on the main floor. Great storage and work space in updated kitchen with ample cabinets, drawers, and counters. Hardwood flooring and granite counter tops too!

Built in 1976

### Essential Information

MLS® #	A2202261
Price	\$244,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
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	4, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4B8

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Creek/River/Stream/Pond, Front Yard, Landscaped, Street Lighting, Treed, Underground Sprinklers, Views, Lake
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	19
Zoning	R-75

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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