



**17, 275 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2218728**



**\$255,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	1.29 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Sauna, Storage		

**Inclusions:** Fridge, oven/stove, washer, dryer, window coverings

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!