



**GRASSROOTS**  
REALTY GROUP

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17, 275 Columbia Boulevard W  
Lethbridge, Alberta

MLS # A2218728



**\$255,000**

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

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