



**GRASSROOTS**  
REALTY GROUP

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**14 Columbia Place W  
Lethbridge, Alberta**

**MLS # A2222179**



**\$360,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to this well-maintained 5-bedroom, 2-bath detached home ideally located close to Nicholas Sheran Park and only 7 minutes from the University of Lethbridge. With quick access to Whoop-Up Drive and nearby shopping, this location offers unbeatable convenience. The home has been tastefully renovated over the years and lovingly cared for by its previous owners. Featuring a spacious layout, ample natural light, and a versatile floor plan, this property is an excellent opportunity to step into homeownership or expand your investment portfolio. Don't miss out on this move-in ready gem!