



**GRASSROOTS**  
REALTY GROUP

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**806 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2241395**



**\$330,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** 2 Fridges, 2 Microwaves, Stove, Hood Fan, Portable Dishwasher (as-is), Moveable Shed (as-is), Window Coverings, Washer, Dryer, Convection Toaster Oven,

Welcome to 806 Columbia Blvd W, an affordable and maintained 4-level split in the heart of West Lethbridge. With a smart layout and plenty of room, this home is a great fit for families, first-time buyers, or anyone needing space for roommates or students. The main floor features a bright, welcoming living room, a dining area, and a functional kitchen. Upstairs, you'll find the primary bedroom, a second bedroom, and a full 4-piece bathroom. The lower level offers two more bedrooms and a laundry room, while the basement adds a cozy family room, second kitchen, 3-piece bathroom, plus storage and utility space. There are additional doors in the storage room to separate the upstairs living area and basement. All this in a great location, close to parks, schools, and the University. Whether you're starting out or looking for a smart investment, this home has a lot to offer. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.