



**GRASSROOTS**  
REALTY GROUP

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**545 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2247258**

**\$275,000**



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Rear Drive		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Fridge, Stove, Hood Fan, Window Coverings, Garden Shed

Welcome to 545 Columbia Boulevard W, a well-kept home in a great West Lethbridge location. The main floor offers a bright, spacious living room, a kitchen with a comfortable dining area, and a 2-piece bathroom with laundry. Downstairs, you'll find the primary bedroom, a second bedroom, a 4-piece bathroom, and a utility/storage room. The home was renovated 2 years ago. Outside, there is a private yard and two off-street parking stalls for added convenience. Close to the University, shopping, schools, parks, and public transit, plus no condo fees, this property is an excellent choice for students, first-time buyers, or investors seeking an income-generating opportunity. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.