



GRASSROOTS
REALTY GROUP

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**10 Columbia Place W
Lethbridge, Alberta**

MLS # A2250468



\$350,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	847 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WINDOW COVERINGS, CENTRAL AIR CONDITIONER, MOVEABLE SHED (AS IS, WHERE IS)

Charming West Side Gem! This adorable 4-bedroom home is perfectly situated near parks and schools, offering both convenience and a family-friendly neighborhood. Recent upgrades include newer windows, furnace, and roof—providing low maintenance, peace of mind and energy efficiency. Step outside to a beautifully landscaped, fully fenced yard that's perfect for relaxing, entertaining, or play. Features include central air conditioning and off street parking, A must-see property in this range. blending comfort, style, and location!