



GRASSROOTS
REALTY GROUP

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**946 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2250939



\$419,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s), Vinyl Windows		

Inclusions: shed

Here is the perfect Family home. Located steps away from the Park and in a 30 km zone makes this a great location on Columbia Blvd W. There is a bus stop not too far away and there is a 2nd park only yards away. It is hard to find 3 bedrooms all upstairs, plus a fully developed basement with a 4th bedroom, family room, workshop room, spacious laundry room, and a flex room for your own imagination. There has been many improvements over the years. The hardy-plank siding makes this home stand out from all the rest. Main floor windows have been replaced, Hot water tank 2018, Central Air Conditioning 2022, Furnace replaced in 2010 as well as updated electrical panel. One of the best features is the beautiful maple kitchen, updated bathrooms, updated window coverings, paint, flooring and overall this is a move in ready house which is rare to find at this price!! The front driveway will allow parking for 4 vehicles and the yard is very private with room for a future garage if so desired. The location is convenient as you are a short drive to McMaster Blvd., and easy access to University drive using McGill Blvd W. Several mini malls close by, and a great choice for University students for reasons mentioned. Be sure to check this home out.