



GRASSROOTS
REALTY GROUP

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**654 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2259245



\$359,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Door Opener, Gravel Driveway, Parking Pad, Single Garage		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters		

Inclusions: n/a

Here is an affordable single family home that features 3 bedrooms, 2 bathrooms, fully developed basement, with spacious family room including rough in plumbing for a wet bar or perhaps future kitchenette . The attached single garage includes a basement entry directly from garage into laundry /mud room. You will notice this home is not the standard bi-level interior that was common in the 80's. This home stands out!! The cornice detailed ceiling wide trim and the freshly painted walls with wainscoting features are seeing a revival in some of the latest show homes . What was old is now new again!! Just pick your own designer colors to transition this to your own style and you will have a one of a kind look and feel in an affordable priced single family home!! This home has had a full fresh interior paint job, new window blinds, cleaned and is ready for the next owner. Close to parks, shopping, schools, bus routes, be sure to take a look at the value here!! A fourth bedroom can easily be achieved in this floorplan. Take advantage of an affordable price range for a Single Family home on the westside in this rising market!! A little yard work and a few of your own improvements, you have yourself a pretty impressive home!! The side yard is fairly private and borders along a walking path . Lots of parking too!