



GRASSROOTS
REALTY GROUP

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**826 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2261592



\$345,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	848 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Brush, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Underground Sprinkler controls, shed, mini fridge, second fridge, TV mounts

Nestled on a mature tree lined street in West Lethbridge, this meticulously maintained home offers a rare combination of privacy, updates and location. It backs directly onto a green space and is only a short walk from Nicholas Sheran Lake, parks, schools and everyday amenities, making it a great fit for families and anyone who enjoys being close to nature. Inside, the main level greets you with a bright and inviting living room, a dining area filled with natural light and a functional kitchen with tasteful updates. Down the hall you will find a clean 4 piece bathroom and an oversized primary bedroom created by combining two original bedrooms into one spacious retreat. The lower level offers even more living space with two additional bedrooms, a freshly updated 3 piece bathroom and a dedicated laundry area. It also features a private zone with its own kitchenette, dining area and living room which is perfect for extended family, guests or generating extra income by renting out part of the basement. This home has seen significant updates in recent years including a new roof and siding in 2024 along with updated windows which gives you peace of mind for years to come. Outside you will love the beautifully landscaped backyard with underground sprinklers and a stunning stamped concrete patio that is ideal for barbecues, family gatherings or simply relaxing in your own private retreat. With its versatile layout, thoughtful updates and prime location, this property is an exceptional opportunity for both homeowners and investors.