



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**945 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2263945



\$399,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Rear Drive, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full, Separate/Exterior Entry, Suite, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridges (x2), Stoves (x2) Washer/Drier (x2)

Turn-Key Investment Property in Sought-After West Lethbridge! This beautifully updated bi-level home offers over 1,000 sq. ft. of bright, functional living space, complete with an illegal basement suite. Featuring 4 bedrooms, 2 bathrooms, and separate entrances and laundry for each level, this home is ideal for those looking to live upstairs and rent down or expand their investment portfolio. Recent upgrades include a newer roof and furnace, and the home truly needs nothing — it’s been well-maintained and is in excellent condition. Enjoy a **large backyard, rear alley access, and a single-car garage for extra storage or parking. Located in a prime West Lethbridge area near the University of Lethbridge and Nicholas Sheran Park, this property is perfectly positioned for long-term rental demand. Currently tenant-occupied with leases until April, generating \$1,700 upstairs and \$1,300 downstairs per month — that’s \$3,000 in total monthly income from high-quality tenants. This is a true turn-key investment opportunity — affordable, upgraded, and income-producing. Properties like this under \$400,000 don’t last long!**