



**GRASSROOTS**  
REALTY GROUP

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**495 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2275594**



**\$425,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, Stove, Hood Fan, Washer, Dryer, Stand up Freezer, Window Coverings, Garage Door Opener & Remote

This fully developed, 4-level split on the westside of Lethbridge offers over 1,800 sq. ft. of living space and is an excellent fit for university students or for a growing family. The main floor features a bright front living room that flows into the dining area and kitchen, with easy access to the back deck. Upstairs, you'll find two generous bedrooms and a freshly renovated 4-piece bathroom. The third level adds two more bedrooms and another full bathroom, leading down to the fourth level where the family room is, perfect for movie nights, a games room, or study space as well as the utility room where the laundry is. The home has been recently repainted throughout, creating a clean and inviting atmosphere. Outside, the backyard offers alley access and a heated double detached garage, ideal for vehicles, storage, or a workshop. Located in the desirable Varsity Village community, this property is surrounded by fantastic amenities including Nicholas Sheran Park, the community lake, schools, shopping, recreational spaces, and of course, the University of Lethbridge just a short walk away. A well-situated, move-in-ready home with exceptional space and value, don't miss it! Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.