



**72 Columbia Bay W  
Lethbridge, Alberta**

**MLS # A2299866**



**\$362,500**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Tre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Attention 1st time buyers, University students or those seeking revenue! In a location surrounded by greenspace and beside a playground/park, sits this fully updated, 2 + 2 bedroom, 1.5 bathroom, 4-level split. A newer white kitchen with updated cabinets, countertops & backsplash, updated vinyl plank flooring, bathrooms, windows, & sliding glass patio doors. This one also has new PVC plumbing through-out, an updated furnace, hot water tank, humidifier and the roof on the home has newer shingles. An bright and sunny floorplan with vaulted ceilings, large bedrooms, lots of built-in storage, kitchen pantry, built-in front entry bench and a finished fourth level. The property is fully fenced with a private back yard filled with perennials, an apple tree and a detached carport with attached shed. You can also enjoy your morning coffee in the front yard with the greenspace and trees. Move-in ready and waiting for you!