



**19 Columbia Place W  
Lethbridge, Alberta**

**MLS # A2302378**



**\$299,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	5 Level Split, Attached-Side by Side		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to 19 Columbia Place W, a beautifully updated split-level duplex tucked into one of West Lethbridge's most convenient and quietly established neighbourhoods. From the moment you step inside, you'll notice the care that's gone into this home. The main floor features durable vinyl plank flooring and a refreshed kitchen that feels clean, modern, and ready for everyday life. The updates continue throughout, including a renovated 2-piece bathroom on the main, an updated 4-piece bathroom upstairs, new carpet on the upper levels, and new closet doors throughout — giving the home a fresh, move-in-ready feel. Upstairs, you'll find three generously sized bedrooms, offering flexibility for students, roommates, or a home office setup. Step outside and enjoy something that's hard to find at this price point — a private, low-maintenance backyard backing directly onto a quiet park. No rear neighbours, just green space and a peaceful setting to unwind. But here's where this home truly stands out. If you have a child attending the University of Lethbridge or Lethbridge Polytechnic, this is more than just a place to live — it's a financial strategy. At today's rental rates, \$2,000/month over 5 years adds up to \$120,000 spent on rent. Owning this home means that money stays in your pocket as equity — with the added option of renting rooms to friends to offset costs even further. The location makes day-to-day living effortless. You're within walking distance to public transit, convenience stores, food options, and laundry, with Nicholas Sheran Park just minutes away for walking paths, green space, and recreation. Plus, all the amenities of West Lethbridge — grocery stores, restaurants, and the YMCA — are just a short drive. Whether you're a first-time buyer, an

investor, or a parent looking for a smarter way to support your student, this home offers comfort, convenience, and long-term value. Why rent when you can own, build equity, and create opportunity? Come see it in person &mdash; this one makes sense the moment you walk through the door.