



**4, 275 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2202261

\$244,500



Division:	Varsity Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	997 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	1.29 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lake, Landscaped, Street Lighting, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 373
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings

3 bedroom townhouse condo, 2 blocks from the U of L, across the street from Nicholas Sheran park and lake. Plenty to enjoy right outside your doorstep - trails, playground, fishing, disc golf, swimming and ice skating. Strip mall with shopping, restaurants, medical, dental, pet store and more just a block away. Bus stop only steps away for easy connection to the entire city. Ideal location for families, students, or empty nesters. 2 storey, just under 1000sq ft with 3 bedrooms, and 4 piece bath upstairs, and a 2 piece bath on the main floor. Great storage and work space in updated kitchen with ample cabinets, drawers, and counters. Hardwood flooring and granite counter tops too!