



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

506 columbia Boulevard W
Lethbridge, Alberta

MLS # A2294818



\$359,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	943 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Walk-In Closet(s)		

Inclusions: n/a

Whether you're a first-time buyer, a University of Lethbridge student, a parent looking for student housing, or an investor, this property is worth a look. Conveniently located within walking distance to schools, parks, shopping, and restaurants, it offers 5 bedrooms and 2 baths in a bright, open 4-level split with vaulted ceilings and large windows that bring in abundant natural light. Recently updated with new laminate flooring and fresh paint throughout. The large fenced backyard is ideal for pets, outdoor gatherings, and future garden plans. Close to the University of Lethbridge, primary schools, parks, shopping, and transit. A great option as a starter home or a student rental with strong potential.