



**729 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2317688



\$524,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Window coverings, curtains and rods, washer, dryer, stove, fridge, microwave, dishwasher

Welcome to 729 Columbia Boulevard W, a beautifully maintained 2-storey home situated on a desirable corner lot in one of Lethbridge's most convenient west-side locations. Offering 5 bedrooms and 3.5 bathrooms, this spacious home provides plenty of room for growing families while also presenting excellent investment potential. Pride of ownership is evident throughout, with the home showing in exceptional condition and ready for its next owners to move in and enjoy. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. The charming chimney adds character and curb appeal, while central air conditioning and recent furnace updates provide added comfort and peace of mind. Step outside to enjoy the beautifully landscaped yard, complete with underground sprinklers and a stunning patio area perfect for entertaining family and friends. The attached double garage adds convenience and functionality, while the corner lot offers additional space, privacy, and presence. Ideally located just minutes from schools, parks, playgrounds, shopping, and everyday amenities, this home combines comfort, space, and an unbeatable location. An added bonus for buyers: the seller is highly motivated and has priced this home aggressively, creating an exceptional opportunity to own a well-cared-for property at an attractive value. Homes in this condition, size, and location are rarely offered at such a competitive price. Whether you're searching for your forever family home or a strong investment opportunity, this west-side gem is a must-see.