



GRASSROOTS
REALTY GROUP

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205 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2348696

\$324,900

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	809 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer

Take a look at this 4 bedroom 2 full bath half duplex in West Lethbridge. The Varsity Village location can't get much more convenient. You are a quick walk to the University, Nicholas Sheran Park is across the street, and you are right by the West Village mall too. This home features extensive recent mechanical and cosmetic upgrades: brand new furnace (2026), new washer and dryer (2024), new hot water tank (2023), new roof (2022), and fresh paint throughout. Outdoors includes a fully fenced yard, a large storage shed, a front parking pad for two vehicles, and additional rear parking. This property is clean and ready for a quick possession, and it's ideal for a first-time buyer, family, or an income-generating student rental (easy to rent by the room). Contact your REALTOR® to view.