

\$255,000 - 17, 275 Columbia Boulevard W, Lethbridge

MLS® #A2218728

\$255,000

4 Bedroom, 3.00 Bathroom, 997 sqft

Residential on 1.29 Acres

Varsity Village, Lethbridge, Alberta

This 2-storey townhouse condo offers an incredible opportunity to own a well-laid-out home in a prime location! Featuring 4 bedrooms (3 upstairs, 1 downstairs) and 2.5 bathrooms, this unit is perfect for families needing space, first-time buyers looking to get into the market, or landlords seeking a rental property in a high-demand area. Inside, you'll find a bright open floor plan that creates a welcoming and functional living space. The bedrooms are comfortably sized, providing plenty of room for rest, study, or storage. This unit is in great condition, it's clean, well-maintained, and full of potential. Outside, enjoy a rear deck for fresh air and outdoor space, along with ample parking for residents and guests. Conveniently located near the University of Lethbridge, Nicolas Sheran Park, schools, restaurants, and many other nearby amenities, this home is all about lifestyle and location. A solid investment and a smart buy—don't miss out on this great opportunity!

Built in 1976

Essential Information

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|------------|-----------|
| MLS® # | A2218728 |
| Price | \$255,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 997 |
| Acres | 1.29 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 17, 275 Columbia Boulevard W |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 4B8 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Sauna, Storage |
| Appliances | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 7th, 2025 |
|-------------|---------------|

| | |
|----------------|------|
| Days on Market | 10 |
| Zoning | R-75 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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