

# **\$359,900 - 654 Columbia Boulevard W, Lethbridge**

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MLS® #A2259245

## **\$359,900**

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

Here is an affordable single family home that features 3 bedrooms, 2 bathrooms, fully developed basement, with spacious family room including rough in plumbing for a wet bar or perhaps future kitchenette . The attached single garage includes a basement entry directly from garage into laundry /mud room. You will notice this home is not the standard bi-level interior that was common in the 80's. This home stands out!! The cornice detailed ceiling wide trim and the freshly painted walls with wainscoting features are seeing a revival in some of the latest show homes . What was old is now new again!! Just pick your own designer colors to transition this to your own style and you will have a one of a kind look and feel in an affordable priced single family home!! This home has had a full fresh interior paint job, new window blinds, cleaned and is ready for the next owner. Close to parks, shopping, schools, bus routes, be sure to take a look at the value here!! A fourth bedroom can easily be achieved in this floorplan. Take advantage of an affordable price range for a Single Family home on the westside in this rising market!! A little yard work and a few of your own improvements, you have yourself a pretty impressive home!! The side yard is fairly private and borders along a walking path . Lots of parking too!

Built in 1988

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2259245    |
| Price          | \$359,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,050       |
| Acres          | 0.10        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 654 Columbia Boulevard W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 5J9                  |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                     |
| Parking        | Front Drive, Garage Door Opener, Gravel Driveway, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                                     |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Crown Molding, Laminate Counters     |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | None                                                                               |
| Lot Description   | City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-CM                 |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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