

\$345,000 - 826 Columbia Boulevard W, Lethbridge

MLS® #A2261592

\$345,000

3 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.09 Acres

Varsity Village, Lethbridge, Alberta

Nestled on a mature tree lined street in West Lethbridge, this meticulously maintained home offers a rare combination of privacy, updates and location. It backs directly onto a green space and is only a short walk from Nicholas Sheran Lake, parks, schools and everyday amenities, making it a great fit for families and anyone who enjoys being close to nature. Inside, the main level greets you with a bright and inviting living room, a dining area filled with natural light and a functional kitchen with tasteful updates. Down the hall you will find a clean 4 piece bathroom and an oversized primary bedroom created by combining two original bedrooms into one spacious retreat. The lower level offers even more living space with two additional bedrooms, a freshly updated 3 piece bathroom and a dedicated laundry area. It also features a private zone with its own kitchenette, dining area and living room which is perfect for extended family, guests or generating extra income by renting out part of the basement. This home has seen significant updates in recent years including a new roof and siding in 2024 along with updated windows which gives you peace of mind for years to come. Outside you will love the beautifully landscaped backyard with underground sprinklers and a stunning stamped concrete patio that is ideal for barbecues, family gatherings or simply relaxing in your own private retreat. With its versatile layout, thoughtful updates and prime location, this property is an exceptional



opportunity for both homeowners and investors.

Built in 1979

Essential Information

MLS® #	A2261592
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	826 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5A5

Amenities

Parking	Off Street, Parking Pad
---------	-------------------------

Interior

Interior Features	No Animal Home, No Smoking Home		
Appliances	Dishwasher, Microwave Hood Fan, Washer/Dryer, Wall/Window Air Conditioner	Refrigerator,	Stove(s),
Heating	Forced Air, Natural Gas		
Cooling	Wall/Window Unit(s)		
Has Basement	Yes		
Basement	Finished, Full		

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Landscaped, Brush, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	7
Zoning	R-CM

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.