

806 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2241395



\$330,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	873 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CM

Utilities: -

Inclusions: 2 Fridges, 2 Microwaves, Stove, Hood Fan, Portable Dishwasher (as-is), Moveable Shed (as-is), Window Coverings, Washer, Dryer, Convection Toaster Oven,

Welcome to 806 Columbia Blvd W, an affordable and maintained 4-level split in the heart of West Lethbridge. With a smart layout and plenty of room, this home is a great fit for families, first-time buyers, or anyone needing space for roommates or students. The main floor features a bright, welcoming living room, a dining area, and a functional kitchen. Upstairs, you'll find the primary bedroom, a second bedroom, and a full 4-piece bathroom. The lower level offers two more bedrooms and a laundry room, while the basement adds a cozy family room, second kitchen, 3-piece bathroom, plus storage and utility space. There are additional doors in the storage room to separate the upstairs living area and basement. All this in a great location, close to parks, schools, and the University. Whether you're starting out or looking for a smart investment, this home has a lot to offer. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.