

**545 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2247258



\$275,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	601 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-75
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Window Coverings, Garden Shed

Welcome to 545 Columbia Boulevard W, a well-kept home in a great West Lethbridge location. The main floor offers a bright, spacious living room, a kitchen with a comfortable dining area, and a 2-piece bathroom with laundry. Downstairs, you'll find the primary bedroom, a second bedroom, a 4-piece bathroom, and a utility/storage room. The home was renovated 2 years ago. Outside, there is a private yard and two off-street parking stalls for added convenience. Close to the University, shopping, schools, parks, and public transit, plus no condo fees, this property is an excellent choice for students, first-time buyers, or investors seeking an income-generating opportunity. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.