

**77 Columbia Boulevard W  
Lethbridge, Alberta**

**MLS # A2249594**



**\$379,500**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village                  |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 4 Level Split                    |               |                   |
| <b>Size:</b>     | 1,275 sq.ft.                     | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                   |
| <b>Lot Feat:</b> | Landscaped, No Neighbours Behind |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 270 |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco                                             | <b>Zoning:</b>    | R-37   |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, See Remarks, Vaulted Ceiling(s) |                   |        |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central vacuum & attachments, central air, garage opener and control

Welcome to 77 Columbia Blvd &ndash; Where Comfort Meets Community in One of Lethbridge&rsquo;s Most Desirable 55+ Villas Step into a life of ease and elegance in this beautifully designed side-by-side condo, nestled in a friendly age restricted community. With over 1,250 sq ft of thoughtfully laid-out living space, this home offers the perfect blend of comfort, style, and functionality. Inside, you'll find a spacious and sun-filled layout with vaulted ceilings that create an open, airy feel. The heart of the home is a warm and welcoming living area, anchored by a stunning 3-sided gas fireplace &ndash; perfect for cozy mornings with coffee or relaxing evenings with friends. The large primary bedroom is a peaceful retreat, complete with a 5' shower ensuite for your daily comfort. Two additional bedrooms offer space for guests, a home office, or hobbies, supported by a main 2-piece bath and a 3-piece bath on the lower level. You&rsquo;ll love the extras: main floor laundry, a huge rec room for entertaining or unwinding, ample storage throughout, and a double attached garage to keep you warm in winter and cool in summer. Enjoy modern touches like air conditioning, central vacuum, and a gas BBQ hookup &ndash; all designed to make everyday living just a little easier. Perfectly positioned within the complex, this home offers both privacy and convenience. You're just steps from beautiful Nicholas Sheran Lake, nearby restaurants, grocery stores, doctors&rsquo; offices, bike paths, bus routes, and everything you need for an active, low-maintenance lifestyle. Whether you&rsquo;re a retiree looking to downsize without compromise or a professional seeking peace and simplicity, this home is ready to welcome you. Call your favorite REALTOR&reg; today to book your private showing &ndash; and start your next chapter at 77 Columbia Blvd.