

# \$265,000 - 16, 275 Columbia Boulevard W, Lethbridge

MLS® #A2218727

**\$265,000**

4 Bedroom, 3.00 Bathroom, 994 sqft

Residential on 1.29 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this beautifully updated 2-storey townhouse condo, offering the perfect blend of space, style, and convenience. With 4 bedrooms (3 upstairs, 1 downstairs) and 2.5 bathrooms, this home is designed to suit a wide range of buyers – whether you're a growing family, a first-time homebuyer, or a savvy investor looking for a rental opportunity. Step inside to find modern upgrades throughout, including granite countertops, new cabinetry, updated flooring, windows, and finishings that bring a fresh, contemporary feel to the entire space. The bathrooms have been tastefully renovated, adding to the overall comfort and appeal of the home. Enjoy your morning coffee or evening relaxation on the rear deck, and take advantage of the ample parking available for residents and guests. Located in a highly sought-after area, you're just minutes from the University of Lethbridge, Nicolas Sheran Park, schools, restaurants, and a wide variety of other essential amenities. This location truly offers convenience and lifestyle at your doorstep. Don't miss your chance to own this move-in-ready unit in a vibrant community! Get a hold of your REALTOR® today to set up a showing.

Built in 1976

## Essential Information

MLS® #                    A2218727

Price                      \$265,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	994
Acres	1.29
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Granite Counters, See Remarks
Appliances	Dryer, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	R-75

**Listing Details**

Listing Office	Onyx Realty Ltd.
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