

\$275,000 - 545 Columbia Boulevard W, Lethbridge

MLS® #A2247258

\$275,000

2 Bedroom, 2.00 Bathroom, 601 sqft

Residential on 0.06 Acres

Varsity Village, Lethbridge, Alberta

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, youâ€™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.

Built in 1982

Essential Information

MLS® #	A2247258
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	601
Acres	0.06



Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	545 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5N4

Amenities

Parking Spaces	2
Parking	Off Street, Rear Drive

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 12th, 2025
Days on Market	14
Zoning	R-75

Listing Details

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