$419,900 - 946 Columbia Boulevard W, Lethbridge

MLS® #A2250939

$419,900
4 Bedroom, 3.00 Bathroom, 1,200 sqft
Residential on 0.17 Acres

Varsity Village, Lethbridge, Alberta

Here is the perfect Family home. Located steps away from the Park and in a 30 km zone makes this a great location on Columbia Blvd W. There is a bus stop not too far away and there is a 2nd park only yards away. It is hard to find 3 bedrooms all upstairs, plus a fully developed basement with a 4th bedroom, family room, workshop room, spacious laundry room, and a flex room for your own imagination. There has been many improvements over the years. The hardy-plank siding makes this home stand out from all the rest. Main floor windows have been replaced, Hot water tank 2018, Central Air Conditioning 2022, Furnace replaced in 2010 as well as updated electrical panel. One of the best features is the beautiful maple kitchen, updated bathrooms, updated window coverings, paint, flooring and overall this is a move in ready house which is rare to find at this price!! The front driveway will allow parking for 4 vehicles and the yard is very private with room for a future garage if so desired. The location is convenient as you are a short drive to McMaster Blvd,, and easy access to University drive using McGill Blvd W. Several mini malls close by, and a great choice for University students for reasons mentioned. Be sure to check this home out.

Built in 1978

Essential Information

MLS® #	A2250939
Price	$419,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	946 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4M3

Amenities

Parking Spaces	4
Parking	Driveway, Off Street, Parking Pad, Concrete Driveway

Interior

Interior Features	Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, City Lot, Interior Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	42
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE

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