

# \$259,500 - 12, 275 Columbia Boulevard W, Lethbridge

MLS® #A2253789

## \$259,500

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this very well-maintained three-bedroom, two-bathroom townhouse condo in Varsity Village. The home features a bright living area, newer kitchen with granite counters, and a practical two-storey layout. All three bedrooms are located on the upper floor, making it a great fit for family living or shared accommodations. Nicholas Sheran Park is just across the street, and a bus stop is conveniently located on the corner for easy access to the University of Lethbridge and city amenities. With shopping, schools, and recreation close by, this property offers excellent potential as a residence or revenue investment.

Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253789               |
| Price          | \$259,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 12, 275 Columbia Boulevard W |
| Subdivision | Varsity Village              |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1K4B8                       |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                                                             |
| Utilities      | Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, DSL Available, Phone Available |
| Parking Spaces | 1                                                                                                           |
| Parking        | Parking Pad, Asphalt                                                                                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Central, Natural Gas                                                |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Courtyard                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn |
| Roof              | Asphalt                                        |
| Construction      | Vinyl Siding                                   |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 36                   |
| Zoning         | R-75                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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