

# **\$359,900 - 654 Columbia Boulevard W, Lethbridge**

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MLS® #A2259245

## **\$359,900**

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

Here is an affordable single family home that features 3 bedrooms, 2 bathrooms, fully developed basement, with spacious family room including rough in plumbing for a wet bar or perhaps future kitchenette . The attached single garage includes a basement entry directly from garage into laundry /mud room. You will notice this home is not the standard bi-level interior that was common in the 80's. This home stands out!! The cornice detailed ceiling wide trim and the freshly painted walls with wainscoting features are seeing a revival in some of the latest show homes . What was old is now new again!! Just pick your own designer colors to transition this to your own style and you will have a one of a kind look and feel in an affordable priced single family home!! This home has had a full fresh interior paint job, new window blinds, cleaned and is ready for the next owner. Close to parks, shopping, schools, bus routes, be sure to take a look at the value here!! A fourth bedroom can easily be achieved in this floorplan. Take advantage of an affordable price range for a Single Family home on the westside in this rising market!! A little yard work and a few of your own improvements, you have yourself a pretty impressive home!! The side yard is fairly private and borders along a walking path . Lots of parking too!

Built in 1988

## **Essential Information**



MLS® #	A2259245
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	654 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J9

### Amenities

Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Gravel Driveway, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Crown Molding, Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	8
Zoning	R-CM

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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