

**12, 275 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2253789



\$259,500

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,064 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Concrete, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 377
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	DSL, Natural Gas Connected, Garbage Collection, Ph
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

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.