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## 20 Columbia Bay W Lethbridge, Alberta

MLS # A2311266



# \$369,900

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** outside LED lights, backyard sheds (2), basement couch

Looking for the perfect first home or an excellent investment opportunity? This charming fully finished 4-level split offers comfort, functionality, and exceptional value. Nestled in a quiet cul-de-sac and facing a large green space with a playground, this well-maintained home features 3 bedrooms and 2 bathrooms, making it ideal for families, first-time buyers, or investors alike. Pride of ownership is evident throughout, with numerous updates completed over the past 6&ndash;8 years, including windows, appliances, flooring, doors, siding, furnace, air conditioning, hot water tank, roof, and LED exterior lighting. The beautifully maintained yard provides a private outdoor retreat, perfect for gardening, entertaining, or giving children room to play. Inside, the bright front sunroom fills the home with natural light and creates an inviting additional living space to relax and unwind. Located within walking distance to the University, schools, shopping, parks and amenities, this home is ideally situated and ready to welcome new owners.