

**953 Columbia Boulevard W
Lethbridge, Alberta**

MLS # A2321192



\$415,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,223 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Heated Garage,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: Shed

Offered for sale for the first time in 35 years, this well-loved home presents an exceptional opportunity for first-time buyers, growing families, or investors looking to add their own personal style. Featuring 3 bedrooms and a full bathroom on the upper level, the home offers a functional and family-friendly layout. The bright and spacious main floor boasts an open-concept design, seamlessly connecting the living room, dining area, and kitchen—perfect for everyday living and entertaining. The kitchen is equipped with an abundance of cabinetry, providing plenty of storage and workspace. The fully developed basement expands the living space with a large family room, a convenient 3-piece bathroom, and a dedicated laundry area. Situated on a generous lot, the property also features a large 25x25 detached heated garage that you could get 3 cars into, front driveway parking, and ample space for RV parking. Move-in ready as it is, this home offers tremendous potential for future updates and customization. Whether you’re looking for a comfortable place to call home today or a property with room to build equity over time, this is an opportunity you won’t want to miss.