

8 Columbia Bay W Lethbridge, Alberta

MLS # A2341590



\$389,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	875 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, No Back Lane, Private, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, stove, range hood, dishwasher, washer/dryer, window hardware/coverings, central AC

Welcome to 8 Columbia Bay W, a fantastic opportunity in a location that is hard to beat! Situated directly across from a large greenspace and playground, this home offers the rare benefit of having no neighbor directly in front of you, creating an open and spacious feel from the moment you arrive. Enjoy having green space right across the way, along with walking trails just behind the property for easy access to the outdoors. Inside, this 4 bedroom, 2 bathroom home offers a practical and inviting layout with fresh paint throughout and plenty of potential to make it your own. The main level features a large, open living room that flows seamlessly into the dining area and kitchen, creating a comfortable space for everyday living and entertaining. Downstairs, the large family room provides an excellent additional living space and is truly a blank canvas. Whether you envision a cozy movie room, kids' play area, home gym, office space or a combination of uses, there is plenty of room to create something that works for you. Several important updates have already been taken care of, including newer siding, furnace and water tank, while the previous owner completed the windows as well. This is a home where you can move in and enjoy while continuing to personalize it over time. Outside, you'll find a nice sized fenced and gated yard with a patio platform that provides a great spot for summer evenings, entertaining or simply enjoying your own outdoor space. With no alley, the driveway provides convenient off street parking right at the property. The location is a standout feature. With a park and playground directly across the way, walking trails behind, and everyday amenities close by, you'll have recreation and convenience right at your doorstep. Shopping, restaurants, services and other essentials are all within easy reach, while quick access to major west Lethbridge commute routes makes

getting around the city simple. If you're looking for an affordable MOVE IN READY home with a great location, valuable updates, outdoor space and plenty of room to make it your own, 8 Columbia Bay W deserves a look!