Anne French
Your REALTOR®
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830 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2353047

$375,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	882 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Other, Wood Siding	**Zoning:**	R-CM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Cute as a button and move-in ready! Welcome to 830 Columbia Boulevard West, a charming and beautifully renovated 4-level split that just feels like home! From the moment you step inside, you'll appreciate the warm, inviting atmosphere and thoughtful updates throughout. The main level offers a comfortable living room, kitchen, and dining area, creating a welcoming space for everyday living. Upstairs, you'll find two bedrooms and a full 4-piece bathroom. The third level is a wonderful surprise, featuring a spacious bedroom with its own 2-piece ensuite, perfect for a private primary retreat, guest space, or whatever suits your lifestyle! The fourth level is undeveloped, providing plenty of storage and room for future possibilities. With 3 bedrooms, 2 bathrooms, and a layout that offers just the right amount of separation between living spaces, this home has so much to love. Whether you're buying your first home, downsizing, or simply looking for something that's been updated and is ready to enjoy, this little gem is worth a look. All that's left to do is move in and make yourself at home!

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