

\$255,000 - 13, 275 Columbia Boulevard W, Lethbridge

MLS® #A2208034

\$255,000

3 Bedroom, 3.00 Bathroom, 996 sqft
Residential on 0.00 Acres

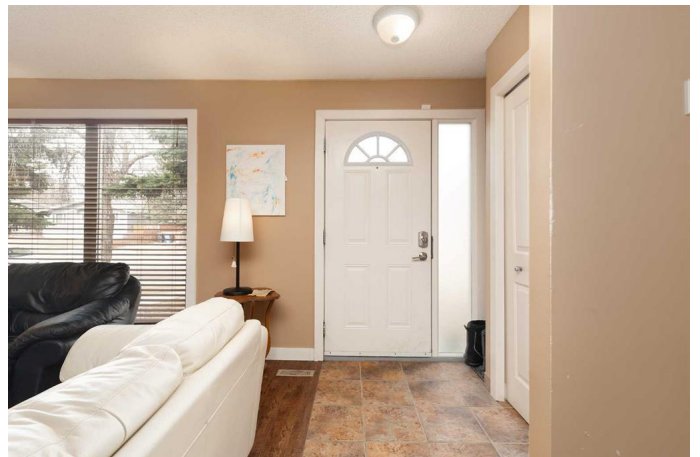
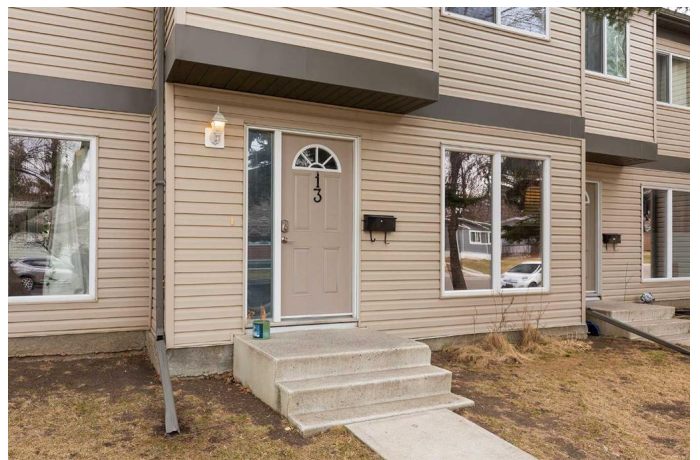
Varsity Village, Lethbridge, Alberta

This charming 2-storey townhouse condo at #13 - 275 Columbia Blvd W is perfectly located near the University of Lethbridge, shopping, and schools, making it an excellent choice for investors or parents looking for a student rental. The main floor features an open-concept design with a bright living area, a functional kitchen, and a convenient half-bathroom. Upstairs, you'll find three spacious bedrooms and a full bathroom. The fully finished basement adds even more living space with a large family room and an additional 3-piece bathroom. With its prime location and versatile layout, this townhouse is a fantastic opportunity for rental income or comfortable student living. Don't miss out on this great opportunity!

Built in 1976

Essential Information

MLS® #	A2208034
Price	\$255,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	996
Acres	0.00
Year Built	1976
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B8

Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	5
Zoning	R-75

Listing Details

Listing Office	Lethbridge Real Estate.com
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