

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

MLS® #A2208034

## \$255,000

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

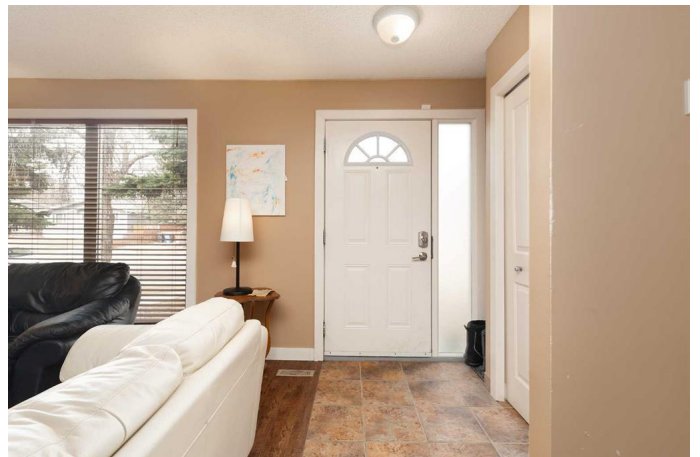
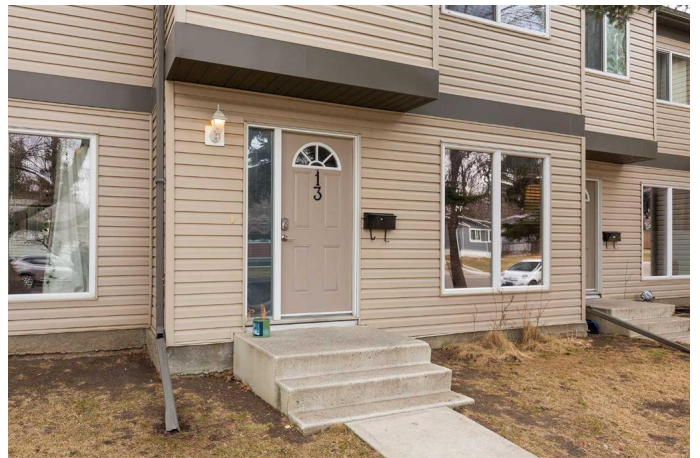
Varsity Village, Lethbridge, Alberta

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	2
Zoning	R-75

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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