

# \$259,500 - 12, 275 Columbia Boulevard W, Lethbridge

MLS® #A2253789

## \$259,500

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this very well-maintained three-bedroom, two-bathroom townhouse condo in Varsity Village. The home features a bright living area, newer kitchen with granite counters, and a practical two-storey layout. All three bedrooms are located on the upper floor, making it a great fit for family living or shared accommodations. Nicholas Sheran Park is just across the street, and a bus stop is conveniently located on the corner for easy access to the University of Lethbridge and city amenities. With shopping, schools, and recreation close by, this property offers excellent potential as a residence or revenue investment.

Built in 1976

## Essential Information

MLS® #	A2253789
Price	\$259,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,064
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side



Status	Active
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## Community Information

Address	12, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4B8

## Amenities

Amenities	Visitor Parking
Utilities	Natural Gas Connected, Sewer Connected, Water Connected, DSL Available, Garbage Collection, Phone Available
Parking Spaces	1
Parking	Parking Pad, Asphalt

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2025
Zoning	R-75

## Listing Details

Listing Office	Power Properties
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