

\$359,900 - 654 Columbia Boulevard W, Lethbridge

MLS® #A2259245

\$359,900

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

Here is an affordable single family home that features 3 bedrooms, 2 bathrooms, fully developed basement, with spacious family room including rough in plumbing for a wet bar or perhaps future kitchenette . The attached single garage includes a basement entry directly from garage into laundry /mud room. You will notice this home is not the standard bi-level interior that was common in the 80's. This home stands out!! The cornice detailed ceiling wide trim and the freshly painted walls with wainscoting features are seeing a revival in some of the latest show homes . What was old is now new again!! Just pick your own designer colors to transition this to your own style and you will have a one of a kind look and feel in an affordable priced single family home!! This home has had a full fresh interior paint job, new window blinds, cleaned and is ready for the next owner. Close to parks, shopping, schools, bus routes, be sure to take a look at the value here!! A fourth bedroom can easily be achieved in this floorplan. Take advantage of an affordable price range for a Single Family home on the westside in this rising market!! A little yard work and a few of your own improvements, you have yourself a pretty impressive home!! The side yard is fairly private and borders along a walking path . Lots of parking too!

Built in 1988

Essential Information



MLS® #	A2259245
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	654 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J9

Amenities

Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Gravel Driveway, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Crown Molding, Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	13
Zoning	R-CM

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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