

# \$275,000 - 545 Columbia Boulevard W, Lethbridge

MLS® #A2247258

**\$275,000**

2 Bedroom, 2.00 Bathroom, 601 sqft

Residential on 0.06 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 545 Columbia Boulevard W, a well-kept home in a great West Lethbridge location. The main floor offers a bright, spacious living room, a kitchen with a comfortable dining area, and a 2-piece bathroom with laundry. Downstairs, youâ€™ll find the primary bedroom, a second bedroom, a 4-piece bathroom, and a utility/storage room. The home was renovated 2 years ago. Outside, there is a private yard and two off-street parking stalls for added convenience. Close to the University, shopping, schools, parks, and public transit, plus no condo fees, this property is an excellent choice for students, first-time buyers, or investors seeking an income-generating opportunity. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247258  |
| Price          | \$275,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 601       |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 545 Columbia Boulevard W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 5N4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Off Street, Rear Drive |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters, See Remarks     |
| Appliances        | Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air                         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stucco, Wood Frame                              |
| Foundation        | Wood                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 13                |
| Zoning         | R-75              |

### Listing Details

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