

# \$340,000 - 639 Columbia Boulevard W, Lethbridge

MLS® #A2225251

## \$340,000

3 Bedroom, 2.00 Bathroom, 746 sqft

Residential on 0.07 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this beautiful bi-level family home! Step inside to find a spacious and inviting open-concept main floor featuring a modern kitchen with a large island, updated appliances (all less than a year old), and ample cupboard space—perfect for everyday living and entertaining. Enjoy seamless indoor-outdoor living with direct access from the kitchen to a the deck overlooking the backyard. The fully fenced yard includes a charming lighted patio area, a shed for additional storage, and two extra parking spaces in the back. Upstairs, you’ll find one bedroom and a full bathroom, ideal for guests or a home office setup. Downstairs offers even more space with a cozy second family room, two additional bedrooms, another full bathroom, and a laundry room. Tankless water heater, furnace and air conditioner updates in 2021. This is a well-cared-for, move-in ready home with plenty of space for a growing family—don’t miss out! Book your showing today.

Built in 1981

## Essential Information

MLS® #	A2225251
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	746
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	639 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5T3

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
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Days on Market	6
Zoning	R-75

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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