

# \$249,900 - 9, 275 Columbia Boulevard W, Lethbridge

MLS® #A2230263

## \$249,900

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Charming townhouse condominium across from Nicholas Sheran Park! Located close to university, elementary schools, recreation, shopping, restaurants, gorgeous pathways, and more...the walkability here is exceptional. Totally renovated top to bottom/inside out in 2008 including granite countertops, this unit shows well and is ready for the new owner. Featuring 3 bedrooms and 1.5 bathrooms, an open main level plan that has great sunrise AND sunset views, back deck overlooking a private central, treed courtyard, and an unfinished basement that provides excellent storage or potential for future development. The front entrance is on the sheltered East side of the building. Westlake Manor Condominium Association is made up of 20 units, is professionally managed, offers off street as well as on street parking, and appeals to all ages. The condo fees include lawn maintenance, snow removal, and exterior maintenance which truly simplifies your life. Possession date is flexible. Whether you are buying your first home, a second residence, retirement condo, or revenue property this could be the opportunity you've been waiting for.

Built in 1976

## Essential Information

MLS® # A2230263

Price \$249,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	997
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9, 275 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4B8

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Off Street, On Street

### Interior

Interior Features	Granite Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Playground
Lot Description	Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Other, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 11th, 2025

Days on Market                7

Zoning                             R-75

**Listing Details**

Listing Office                    Royal Lepage South Country - I



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.