

\$365,000 - 918 Columbia Boulevard W, Lethbridge

MLS® #A2092317

\$365,000

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.11 Acres

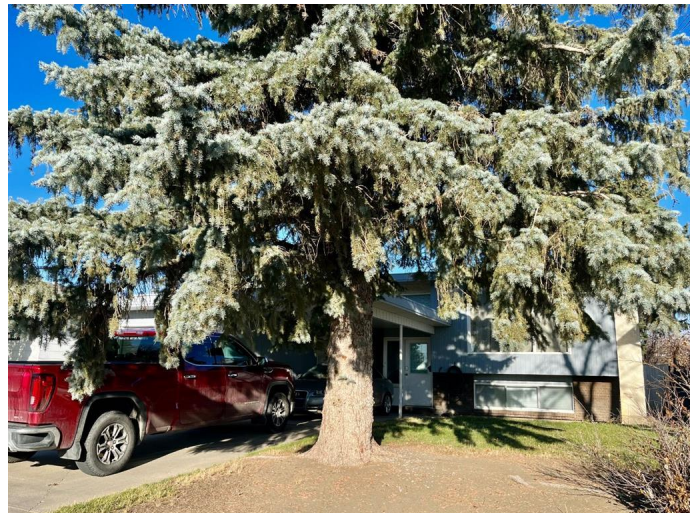
Varsity Village, Lethbridge, Alberta

Calling all savvy revenue buyers - this is a rare chance at a legally suited up and down rental near the University bringing in solid revenue up and down! With 2 bedrooms up and 2 down this home has seen many updates and cared for over the years. A great space for student renters, young families, and all. The community of Varsity Village offers many parks, bike paths and walkways, schools, shopping, busses, and of course the beautiful Nicholas Sheran Lake area close by, but also a bonus of the neighbourhood Sheridan Park area right out the front door across the street. Lots of parking with the garage driveway including a single attached garage and a carport space. Don't miss out on this legal suited find - they don't come to market often so call your Realtor today!

Built in 1978

Essential Information

MLS® #	A2092317
Price	\$365,000
Sold Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.11
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	918 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4M3

Amenities

Parking Spaces	4
Parking	Carport, Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, City Lot, Lawn, Landscaped
Roof	Tar/Gravel
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	April 3rd, 2024
Days on Market	147

Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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