

\$330,000 - 806 Columbia Boulevard W, Lethbridge

MLS® #A2241395

\$330,000

4 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.07 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 806 Columbia Blvd W, an affordable and maintained 4-level split in the heart of West Lethbridge. With a smart layout and plenty of room, this home is a great fit for families, first-time buyers, or anyone needing space for roommates or students. The main floor features a bright, welcoming living room, a dining area, and a functional kitchen. Upstairs, you'll find the primary bedroom, a second bedroom, and a full 4-piece bathroom. The lower level offers two more bedrooms and a laundry room, while the basement adds a cozy family room, second kitchen, 3-piece bathroom, plus storage and utility space. There are additional doors in the storage room to separate the upstairs living area and basement. All this in a great location, close to parks, schools, and the University. Whether you're starting out or looking for a smart investment, this home has a lot to offer. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1979

Essential Information

MLS® #	A2241395
Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	873
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	806 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5A5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	2

Zoning

R-CM

Listing Details

Listing Office

Royal LePage South Country - Lethbridge

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