

\$399,000 - 945 Columbia Boulevard W, Lethbridge

MLS® #A2263945

\$399,000

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

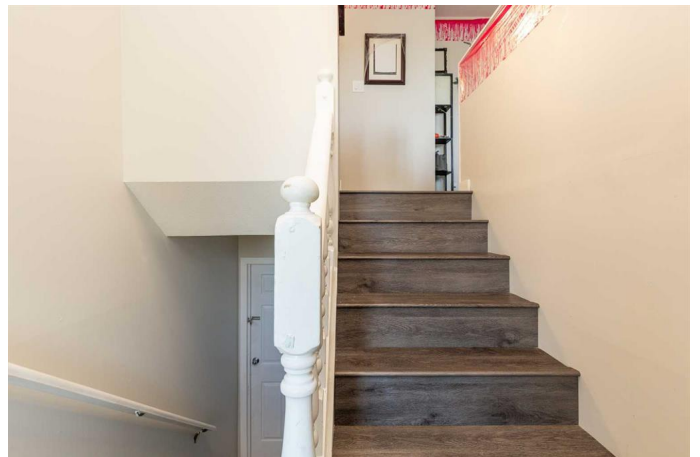
Turn-Key Investment Property in Sought-After West Lethbridge!

This beautifully updated bi-level home offers over 1,000 sq. ft. of bright, functional living space, complete with an illegal basement suite. Featuring 4 bedrooms, 2 bathrooms, and separate entrances and laundry for each level, this home is ideal for those looking to live upstairs and rent down or expand their investment portfolio.

Recent upgrades include a newer roof and furnace, and the home truly needs nothing â€” itâ€™s been well-maintained and is in excellent condition. Enjoy a **large backyard, rear alley access, and a single-car garage for extra storage or parking.

Located in a prime West Lethbridge area near the University of Lethbridge and Nicholas Sheran Park, this property is perfectly positioned for long-term rental demand. Currently tenant-occupied with leases until April, generating \$1,700 upstairs and \$1,300 downstairs per month â€” thatâ€™s \$3,000 in total monthly income from high-quality tenants.

This is a true turn-key investment opportunity â€” affordable, upgraded, and income-producing. Properties like this under \$400,000 donâ€™t last long!**



Built in 1979

Essential Information

MLS® #	A2263945
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	945 Columbia Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4M4

Amenities

Parking Spaces	3
Parking	Rear Drive, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.