

\$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
-------------	----------------

Days on Market	5
Zoning	R-75

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.