

# \$324,900 - 3 Mt Royal Place W, Lethbridge

MLS® #A2230361

**\$324,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

Perfect for First-Time Buyers or Savvy Investors! Start your real estate journey or grow your portfolio with this versatile SUITED (illegal/non-approved) home on a large lot. Whether you choose to live upstairs and rent the lower suite (or vice versa), this property offers flexibility and income potential from day one. The upper level features 2 comfortable bedrooms, a full 4-piece bath, a bright kitchen, a spacious dining area, and a generous living room. The lower level mirrors the functionality with 2 more bedrooms, another 4-piece bath, a nice size kitchen & dining spaces, and a roomy living area—perfect for extended family, tenants, or guests. Outside, the large lot gives you options—build a garage for extra storage or create another rental stream (buyer to confirm with City of Lethbridge). This is a quality-built home that's ready for you to move in, rent out, or both. Don't miss this opportunity to create equity and cash flow in one smart purchase!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230361  |
| Price          | \$324,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 926       |



|            |                        |
|------------|------------------------|
| Acres      | 0.10                   |
| Year Built | 1978                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 Mt Royal Place W |
| Subdivision | Varsity Village    |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 4M9            |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, Concrete Driveway |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                  |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stucco                                                                                   |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 26                |

Zoning

R-L

## **Listing Details**

Listing Office

Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.