

# \$309,900 - 3 Columbia Place W, Lethbridge

MLS® #A2241289

**\$309,900**

6 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.07 Acres

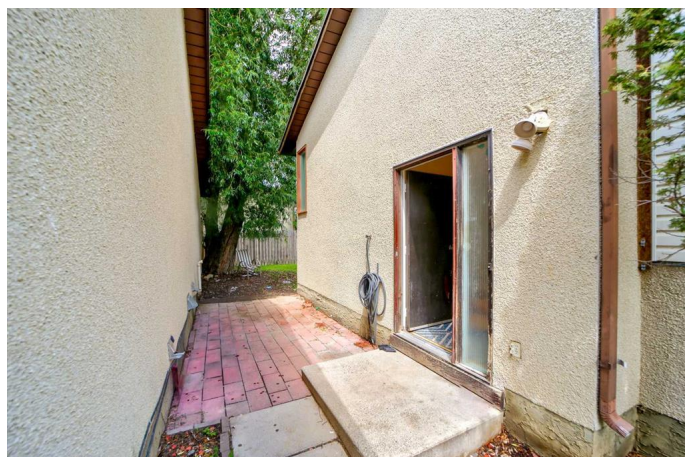
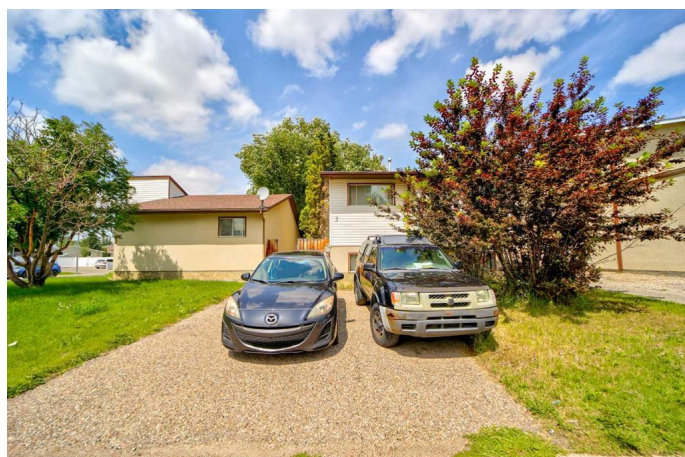
Varsity Village, Lethbridge, Alberta

Welcome to 3 Columbia Place West—a fantastic opportunity for first-time home buyers or investors looking to expand their portfolio. Located in the highly sought-after community of Varsity Village, this bi-level home offers exceptional value and income potential. Featuring 6 bedrooms, all currently rented out, this property provides strong cash flow from day one. It includes a finished basement, sits on a 2,920 sq ft lot, and is occupied by long-term tenants, making it a turnkey investment with minimal hassle. Perfectly positioned near schools, parks, shopping, and just minutes from the University of Lethbridge, this location is ideal for student rentals or multi-family living. Whether you're looking to live in part of the home and rent out the rest or hold it as a fully tenanted asset, the flexibility and earning potential are hard to beat. Don't miss your chance to own a high-yield property in one of Lethbridge's most desirable neighbourhoods. Contact your favourite Realtor® to book a showing today!

Built in 1979

## Essential Information

MLS® #	A2241289
Price	\$309,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2



Square Footage	842
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3 Columbia Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5A8

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	51
Zoning	R-CM

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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