

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

MLS® #A2241289

**\$309,900**

6 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.07 Acres

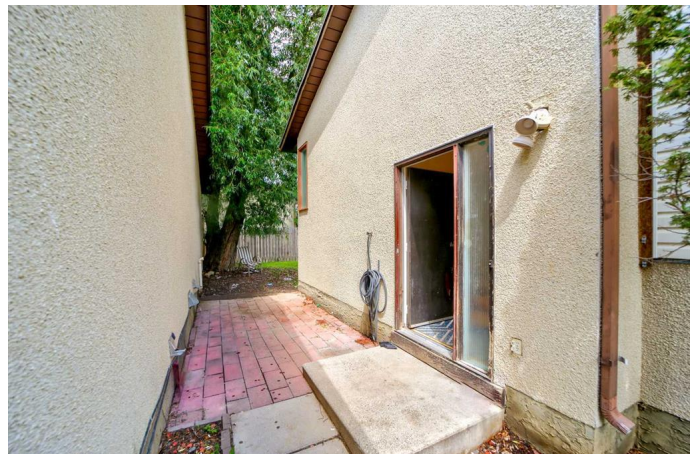
Varsity Village, Lethbridge, Alberta

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 | 73              |
| Zoning         | R-CM            |

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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