

**3 Mt Royal Place W
Lethbridge, Alberta****MLS # A2230361****\$329,900**

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	926 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hoodfan, Washer, Dryer, Window coverings, AC, Shed

Perfect for First-Time Buyers or Savvy Investors! Start your real estate journey or grow your portfolio with this versatile non conforming SUITED 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!