

## 3 Columbia Place W Lethbridge, Alberta

MLS # A2241289



# \$309,900

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village                            |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | Bi-Level                                   |               |                   |
| <b>Size:</b>     | 842 sq.ft.                                 | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 6                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street                       |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Standard Shaped Lot |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding                | <b>Zoning:</b>    | R-CM |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                |                   |      |

**Inclusions:** Fridge(x2), Stove, Microwave, Window Coverings, Washer/Dryer

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!