

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

MLS® #A2241289

\$309,900

6 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.07 Acres

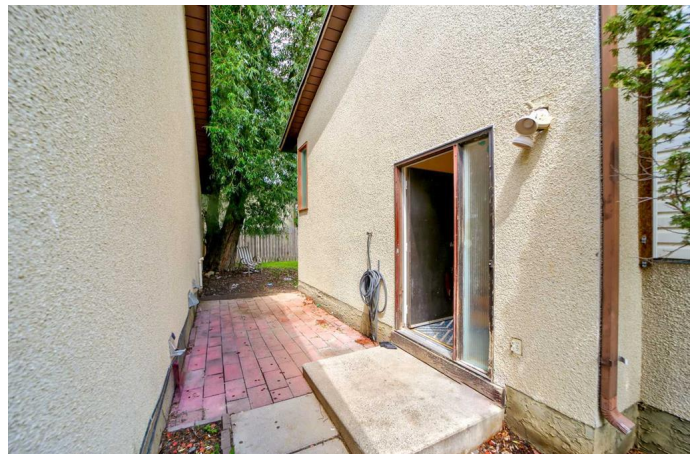
Varsity Village, Lethbridge, Alberta

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	61
Zoning	R-CM

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.