



GRASSROOTS
REALTY GROUP

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**106 Columbia Place W
Lethbridge, Alberta**

MLS # A2240587



\$245,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	5 Level Split, Attached-Side by Side		
Size:	954 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Affordable Half Duplex in a Great Westside Location This five-level split half duplex is full of potential. Located in a quiet cul-de-sac just steps from the University of Lethbridge, this 3-bedroom, 2-bathroom home is ideal for someone looking to invest or renovate. The layout offers separation between living spaces, making it a great fit for families, students, or roommates. The home is currently tenant-occupied and does need some updates, which is reflected in the price. If you're handy or looking for a project with strong upside, this could be the one. Close to transit, parks, and shopping, this location continues to be one of Lethbridge's most desirable rental zones. Interior photos are not available out of respect for the tenant's privacy.