



GRASSROOTS
REALTY GROUP

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**3 Columbia Place W
Lethbridge, Alberta**

MLS # A2271209



\$309,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	842 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CM

Utilities: -

Inclusions: N/A

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!