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3 Columbia Place W Lethbridge, Alberta

MLS # A2271209



\$309,900

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

Heating: Water: Forced Air Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Wood Siding R-CM Foundation: **Poured Concrete Utilities:**

See Remarks

Inclusions: N/A

Features:

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!