



**47 Highlands Place W  
Lethbridge, Alberta**

**MLS # A2302093**



**\$999,999**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	594 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Oversized, Parking Pad, Plug-In		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 4 x Dishwashers, 4 x Refrigerators, 4 x Range Hoods, 4 X Stoves, 4 x Washer and Dryers, Window coverings, Shed, Underground Sprinklers. A/C in Unit #3 only.

Excellent investment opportunity at 47 Highlands Place W &mdash; a well-maintained fourplex in a prime Westside location close to Safeway, Home Hardware, Banks, and a wide range of everyday amenities. This property features four self-contained units, each offering 594 sq ft on the main floor plus a fully developed basement. Every unit includes a functional and consistent layout with 3 bedrooms in the lower level, a full bathroom downstairs, and a convenient half bathroom on the main floor. The main level also offers a spacious kitchen complete with an island, ample counter space, a pantry, and a large walk-in storage room next to the kitchen for added practicality. Each unit enjoys its own private &quot; x 4&quot; balcony, while the property also includes underground sprinklers, a side yard shed, and durable stucco exterior. There is ample parking with 6+ off-street stalls, four exterior plug-ins, and separately metered utilities for each unit&mdash;an ideal setup for managing expenses. The property has seen updates throughout the years, including newer appliances across the units, four new dishwashers installed in 2025, Washer & dryer are also located on the lower level, and updated blinds in several suites. Pride of ownership is evident, making this a solid, turn-key addition to any portfolio. Currently configured with three rented units and one vacant unit, this offers immediate income with the flexibility to set your own rent or occupy a unit. A strong revenue property in a sought-after rental location&mdash;ideal for both new and seasoned investors.