

# \$329,900 - 3 Mt Royal Place W, Lethbridge

MLS® #A2230361

**\$329,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

Perfect for First-Time Buyers or Savvy Investors! Start your real estate journey or grow your portfolio with this versatile non conforming SUITED home on a large lot. Whether you choose to live upstairs and rent the lower suite (or vice versa), this property offers flexibility and income potential from day one. The upper level features 2 comfortable bedrooms, a full 4-piece bath, a bright kitchen, a spacious dining area, and a generous living room. The lower level mirrors the functionality with 2 more bedrooms, another 4-piece bath, a nice size kitchen & dining spaces, and a roomy living area—perfect for extended family, tenants, or guests. Outside, the large lot gives you options—build a garage for extra storage or create another rental stream (buyer to confirm with City of Lethbridge). This is a quality-built home that's ready for you to move in, rent out, or both. Don't miss this opportunity to create equity and cash flow in one smart purchase!

Built in 1978

## Essential Information

MLS® #	A2230361
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926



Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	3 Mt Royal Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4M9

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Few Trees, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1

Zoning

R-L

## **Listing Details**

Listing Office

Century 21 Foothills South Real Estate

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