

# \$245,000 - 106 Columbia Place W, Lethbridge

MLS® #A2240587

**\$245,000**

3 Bedroom, 2.00 Bathroom, 954 sqft  
Residential on 0.04 Acres

Varsity Village, Lethbridge, Alberta

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.

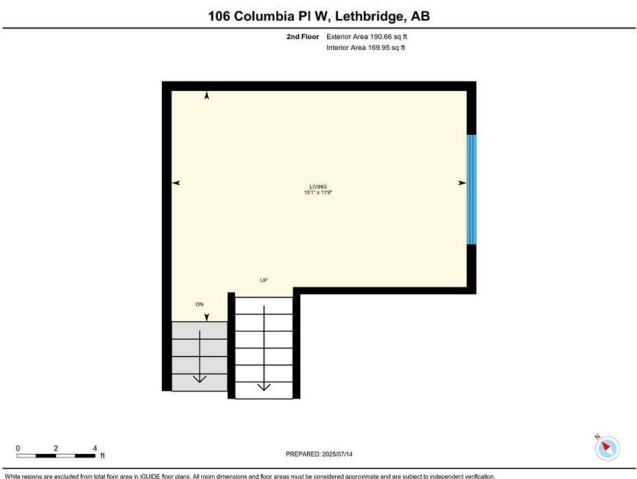
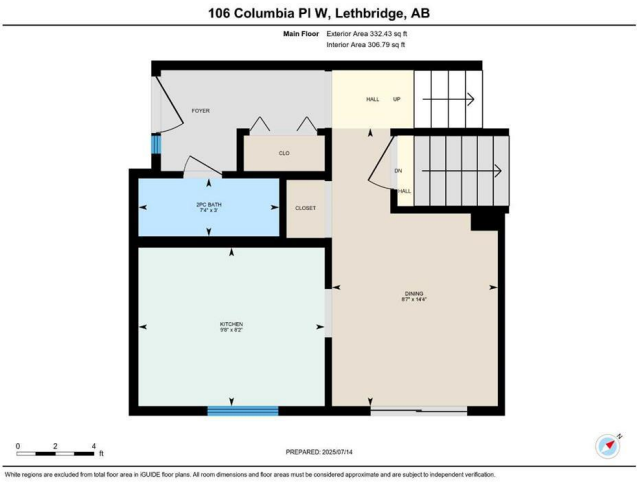
Close to transit, parks, and shopping, this location continues to be one of Lethbridge's most desirable rental zones.

Interior photos are not available out of respect for the tenant's privacy.

Built in 1979

## Essential Information

MLS® #	A2240587
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	954
Acres	0.04
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	5 Level Split, Side by Side
Status	Active

### **Community Information**

Address	106 Columbia Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K3N9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	11

Zoning

R-CM

## **Listing Details**

Listing Office

HomeTime Property Services Ltd. o/a HomeTime

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