

# \$324,900 - 3 Mt Royal Place W, Lethbridge

MLS® #A2230361

**\$324,900**

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 SUITED (illegal/non-approved) 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          | \$324,900 |
| 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, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stucco                                                                                   |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 37                |

Zoning

R-L

Listing Details

Listing Office

Century 21 Foothills South Real Estate

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