

**106 Columbia Place W  
Lethbridge, Alberta**

**MLS # A2240587**



# \$245,000

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	5 Level Split, Attached-Side by Side		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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.