

\$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	Off Street, Concrete Driveway

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	10

Zoning

R-L

Listing Details

Listing Office

Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.