



GRASSROOTS
REALTY GROUP

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**47 Highlands Place W
Lethbridge, Alberta**

MLS # A2302093



\$999,999

Division:	West Highlands		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	594 sq.ft.	Age:	2003 (23 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Oversized, Parking Pad, Plug-In		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl	Water:	-
Roof:	-	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-100
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 x Dishwashers, 4 x Refrigerators, 4 x Range Hoods, 4 X Stoves, 4 x Washer and Dryers, Window coverings, Shed, Underground Sprinklers. A/C in Unit #3 only.

Excellent investment opportunity at 47 Highlands Place W — a well-maintained fourplex in a prime Westside location close to Safeway, Home Hardware, Banks, and a wide range of everyday amenities. This property features four self-contained units, each offering 594 sq ft on the main floor plus a fully developed basement. Every unit includes a functional and consistent layout with 3 bedrooms in the lower level, a full bathroom downstairs, and a convenient half bathroom on the main floor. The main level also offers a spacious kitchen complete with an island, ample counter space, a pantry, and a large walk-in storage room next to the kitchen for added practicality. Each unit enjoys its own private "x 4" balcony, while the property also includes underground sprinklers, a side yard shed, and durable stucco exterior. There is ample parking with 6+ off-street stalls, four exterior plug-ins, and separately metered utilities for each unit—an ideal setup for managing expenses. The property has seen updates throughout the years, including newer appliances across the units, four new dishwashers installed in 2025, Washer & dryer are also located on the lower level, and updated blinds in several suites. Pride of ownership is evident, making this a solid, turn-key addition to any portfolio. Currently configured with three rented units and one vacant unit, this offers immediate income with the flexibility to set your own rent or occupy a unit. A strong revenue property in a sought-after rental location—ideal for both new and seasoned investors.