

# \$400,000 - 78 Purdue Court W, Lethbridge

MLS® #A2244948

**\$400,000**

4 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.16 Acres

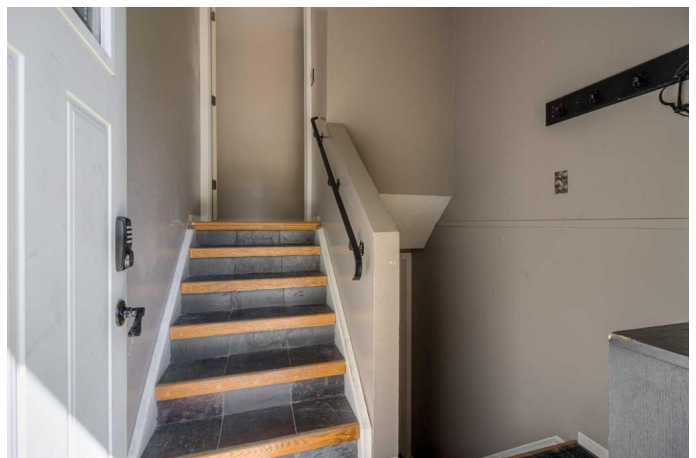
Varsity Village, Lethbridge, Alberta

Attractive revenue property in a high-demand location! The main floor suite features 2 bright bedrooms, a full 4-piece bathroom, spacious living room with durable laminate flooring, and private in-suite laundry – no sharing! The basement illegal suite offers great tenant appeal with a large bedroom, separate den/office, open-concept kitchen and living space, full bathroom with shower, and its own laundry. Tenants will love the huge backyard complete with deck and firepit – great for outdoor enjoyment. Located just minutes from the University, shopping, restaurants, and transit, this is a low-maintenance, high-potential investment in a prime area.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244948    |
| Price          | \$400,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 829         |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 78 Purdue Court W |
| Subdivision | Varsity Village   |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K4R8            |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters |
| Appliances        | See Remarks                       |
| Heating           | Forced Air                        |
| Cooling           | Central Air                       |
| Has Basement      | Yes                               |
| Basement          | Finished, Full                    |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 72               |
| Zoning         | R-L              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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