

\$399,000 - 9 Purdue Court W, Lethbridge

MLS® #A2245348

\$399,000

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.10 Acres

Varsity Village, Lethbridge, Alberta

This lovingly taken care of family home in Varsity Village has all you need - 3 bedrooms with the potential to easily take some of the massive rec room and create a 4th, 2 full bathrooms, great living spaces, a big and open kitchen, a beautiful covered deck and an awesome new fence all around the yard. Be sure not to miss the forced walkout and oversized double-car garage out back. Some of the updates that have been done over the years include bathroom renovations, paint, a new front deck, and some windows. This home has something for everyone and is located close to the fantastic Nicholas Sheran Park, schools - including the University of Lethbridge, shopping, and much more.

*Investors note: This house has basement suite potential. Separate entrance and parking. Come check it out.

Built in 1980

Essential Information

MLS® #	A2245348
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.10
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9 Purdue Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4R9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	14
Zoning	R-L

Listing Details

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.