

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

MLS® #A2244948

\$400,000

4 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.16 Acres

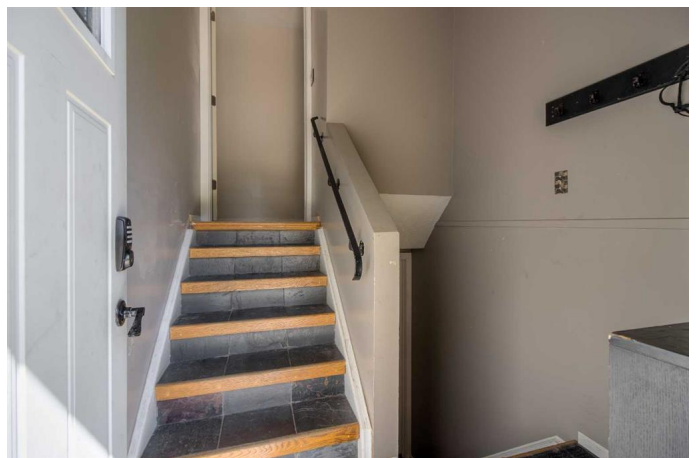
Varsity Village, Lethbridge, Alberta

Attractive revenue property in a high-demand location! This fully suited home is the perfect investment for those looking to maximize cash flow or live up and rent down. 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	8
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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