# \$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.



#### **Essential Information**

MLS® # A2245348 Price \$399,000

Bedrooms 3

Bathrooms 2.00

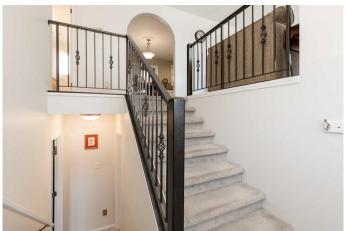
Full Baths 2

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, Electric Oven, Microwave,

Refrigerator

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 1
Zoning R-L

## **Listing Details**

## Listing Office Lethbridge Real Estate.com

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