

# \$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, 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

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