

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

MLS® #A2244948

## \$400,000

3 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.16 Acres

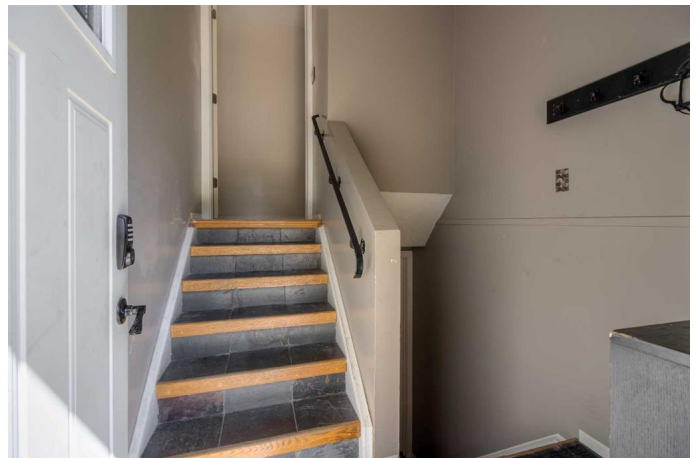
Varsity Village, Lethbridge, Alberta

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 â€” no sharing! The legal basement 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 â€” 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	3
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
Zoning	R-L

### Listing Details

Listing Office	REAL BROKER
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