

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

MLS® #A2244948

\$400,000

4 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.16 Acres

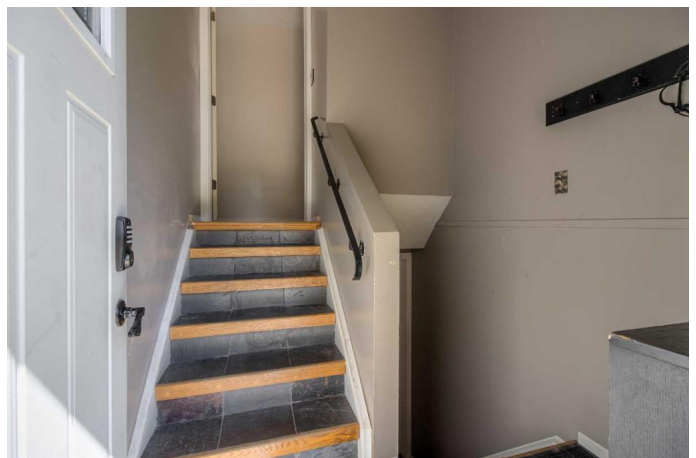
Varsity Village, Lethbridge, Alberta

Attractive revenue property in a high-demand location! 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	47
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.