

# \$340,000 - 46 Purdue Court W, Lethbridge

MLS® #A2193015

**\$340,000**

5 Bedroom, 3.00 Bathroom, 1,058 sqft  
Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Looking for a fantastic investment property, starter home, or a home for your growing family to each have their own room?! Located on the west side of Lethbridge on a massive lot close to parks, schools, grocery shopping, and so many other amenities, this five bedroom two and a half bathroom home is waiting for you to pick up the phone, call your REALTOR®, and view it today! Some of the bonus features you will appreciate are: the vinyl plank flooring in the kitchen, the half bathroom ensuite in the primary bedroom, the mature trees and shed in the backyard, the newly tiled tub/shower surround, the large back deck, and the incredible amount of off street parking in the front driveway! Families, you will enjoy the large main floor living room and the rumpus room in the downstairs, perfect for use as a theatre or gaming room. You will also note the storage closets and areas throughout the home. Investors, this home is perfect for renting to families or rent room by room to university students for additional cash flow! Don't miss out on the many opportunities that this home provides!!

Built in 1981

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2193015  |
| Price  | \$340,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,058       |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 46 Purdue Court W |
| Subdivision | Varsity Village   |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K 4R8           |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Storage  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 13

Zoning R-L

## **Listing Details**

Listing Office Grassroots Realty Group

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