

# \$429,900 - 86 Purdue Court W, Lethbridge

MLS® #A2253610

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

This four bedroom, two bathroom bi-level is perfectly placed on the west side of Lethbridge, close to the university, the YMCA, and plenty of restaurants. Bright natural light fills the home, highlighting a functional layout with an illegal suite that adds flexibility for extended family or extra income.

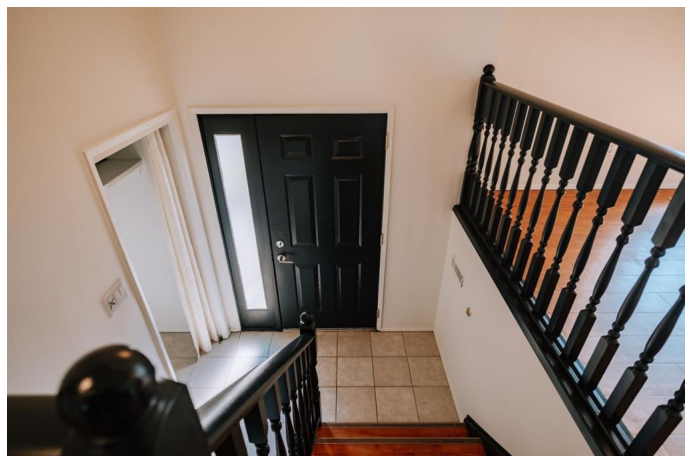
Outside, the massive backyard sets the stage for summer gatherings, gardens, or just open space to enjoy. With its location and setup, this property is a smart investment choice and an ideal opportunity for anyone looking to live close to the action while holding strong rental potential.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253610    |
| Price          | \$429,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,036       |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 86 Purdue Court W |
| Subdivision | Varsity Village   |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K 4R8           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance, Tankless Hot Water, Tile Counters |
| Appliances        | See Remarks                                                           |
| Heating           | Forced Air                                                            |
| Cooling           | Central Air                                                           |
| Has Basement      | Yes                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                 |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                          |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Wood Frame, Aluminum Siding                             |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 23                   |
| Zoning         | R-L                  |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Renzo Real Estate |
|----------------|-------------------|

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