



**78 Purdue Court W
Lethbridge, Alberta**

MLS # A2244948



\$400,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	829 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge (x2), Stove (x2), Range (x2), Washer (x2), Dryer (x2)

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.