



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9 Purdue Court W
Lethbridge, Alberta**

MLS # A2245348



\$399,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

This lovingly taken care of family home in Varsity Village has all you need - 3 bedrooms with the potential to easily take some of the massive rec room and create a 4th, 2 full bathrooms, great living spaces, a big and open kitchen, a beautiful covered deck and an awesome new fence all around the yard. Be sure not to miss the forced walkout and oversized double-car garage out back. Some of the updates that have been done over the years include bathroom renovations, paint, a new front deck, and some windows. This home has something for everyone and is located close to the fantastic Nicholas Sheran Park, schools - including the University of Lethbridge, shopping, and much more. *Investors note: This house has basement suite potential. Separate entrance and parking. Come check it out.