20 Purdue Court W
Lethbridge, Alberta

MLS # A2248321

$345,500

Division:	Varsity Village
Type:	Residential/House
Style:	4 Level Split

Size:	1,289 sq.ft.	**Age:**	1982 (43 yrs old)
Beds:	5	**Baths:**	2

Garage:	Concrete Driveway, Front Drive, Off Street
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lightin

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Mixed		**Zoning:**	R-L
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Open Floorplan, Storage			

Inclusions: Fridge, Stove, Range Hood, Washer/Dryer, Dishwasher, Window Hardware/Coverings, Shed (as is/where is)

Whether you're a first-time buyer with big dreams, a hammer-slinging handyman, or an investor hungry to expand your rental empire, this 5-bedroom, 2-bath, 4-level split is here to fulfill — your vision. This home can be "move-in ready" if you're into that cozy, pre-loved vibe… or it can be the perfect canvas for a HGTV-worthy facelift if you've got a vision. We've priced it under $350,000 because, frankly, there are a few charming quirks and unfinished tasks we've generously left for you (you're welcome). The 4-level design means everyone gets their own space: teenagers can sulk undisturbed, in-laws can visit without overstaying, and you can binge Netflix without hearing someone yell "Where's the mayonnaise?" from the kitchen. Outside, the yard's got a swing gate for all your oversized ambitions — like building a massive hobby shed for your tools, ATVs, or that hot tub you swear you'll use more than twice. Or skip all that and turn it into a Pinterest-perfect garden green space to read a book in and relax. And remember: stand-alone homes on the west side of Lethbridge are rarer than a calm day at IKEA. Don't let this one get away. So, if you've been waiting for a sign, consider this it! Book a showing ASAP with any lovely agent so you don't miss this opportunity!