



GRASSROOTS
REALTY GROUP

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

**86 Purdue Court W
Lethbridge, Alberta**

MLS # A2253610



\$429,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Tankless Hot Water, Tile Counters		

Inclusions: Fridge x2, Range x2, Dishwasher, Washer/Dryer x2, Shed

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.