



**GRASSROOTS**  
REALTY GROUP

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

78 Purdue Court W  
Lethbridge, Alberta

MLS # A2281630



**\$385,000**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village         |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bi-Level                |               |                   |
| <b>Size:</b>     | 829 sq.ft.              | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.16 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped   |               |                   |

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

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

Fantastic revenue property in a highly sought-after location! This fully suited (non conforming) home presents an excellent opportunity to maximize rental income or enjoy the flexibility of living up while renting down. The main floor offers two bright bedrooms, a full four-piece bathroom, a spacious living room with durable laminate flooring, and private in-suite laundry for added convenience. The legal basement suite is equally impressive, featuring a large bedroom, a separate den or office, an open-concept kitchen and living area, a full bathroom with walk-in shower, and its own dedicated laundry. Outside, tenants will appreciate the expansive backyard complete with a deck and firepit—perfect for relaxing or entertaining. Ideally located just minutes from the University, shopping, dining, and transit, this low-maintenance property delivers strong tenant appeal and long-term investment potential.