



**162 Purdue Court W
Lethbridge, Alberta**

MLS # A2300546



\$439,500

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	966 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, all window covering, garage opener, A/C, garage heater, garage fridge

LOCATION, LOCATION, LOCATION! Steps from Nicholas Sheran Park in sought-after Varsity Village, this fully updated 4-level split is move-in ready and packed with value. Bright main floor with large picture window and refreshed kitchen featuring refinished cabinets, new backsplash, and newer stainless steel appliances. The upstairs offers 2 bedrooms and an updated full bath with new vanity. The third level adds 2 more bedrooms and another full bath—ideal for family or guests. The lower level features a spacious family room and laundry with 2-year-old Samsung front-load washer and dryer. Extensive upgrades include vinyl plank flooring, new carpet, updated trim, new doors, modern LED lighting, most windows replaced, and new roof on both house and garage. Outside, enjoy a fully fenced yard, large deck, front parking pad plus a heated 22' x 23' double detached garage complete with work bench and a ton of built-in storage. Complete with central A/C this is a move in ready, updated home in a prime location!