



**165 Purdue Court W  
Lethbridge, Alberta**

**MLS # A2164617**



**\$369,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Separate Entrance, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Microwave, Freezer, Washer, Dryer, Central air, Alarm System (not activated), Underground Sprinklers (front), Garage Door Opener +1 Control, All Window Coverings, Teak Cabinet in Living Room, Desk In Basement Bedroom, Garage Cupboard Items

Located in Varsity Village, this 6 bedroom, 3 bathroom home was lovingly maintained by the same family for over 35 years. With an abundance of space, this property has some really great features including a large kitchen, gas fireplace, 3 main floor bedrooms, master bedroom ensuite and an enclosed sunroom. The walk-up basement has an additional 3 bedrooms, finished storage room and an extra large family room 3 full bathrooms in total, many upgraded windows, newer furnace, shingles & exterior paint. Situated on a large corner lot with an insulated & drywalled single attached garage and 2 driveways! Walking distance to Nicholas Sheran & the University. This property checks all the boxes!