



**46 Purdue Court W
Lethbridge, Alberta**

MLS # A2193015



\$340,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, AC

Looking for a fantastic investment property, starter home, or a home for your growing family to each have their own room?! Located on the west side of Lethbridge on a massive lot close to parks, schools, grocery shopping, and so many other amenities, this five bedroom two and a half bathroom home is waiting for you to pick up the phone, call your REALTOR[®], and view it today! Some of the bonus features you will appreciate are: the vinyl plank flooring in the kitchen, the half bathroom ensuite in the primary bedroom, the mature trees and shed in the backyard, the newly tiled tub/shower surround, the large back deck, and the incredible amount of off street parking in the front driveway! Families, you will enjoy the large main floor living room and the rumpus room in the downstairs, perfect for use as a theatre or gaming room. You will also note the storage closets and areas throughout the home. Investors, this home is perfect for renting to families or rent room by room to university students for additional cash flow! Don't miss out on the many opportunities that this home provides!!