

\$429,900 - 86 Purdue Court W, Lethbridge

MLS® #A2253610

\$429,900

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

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.

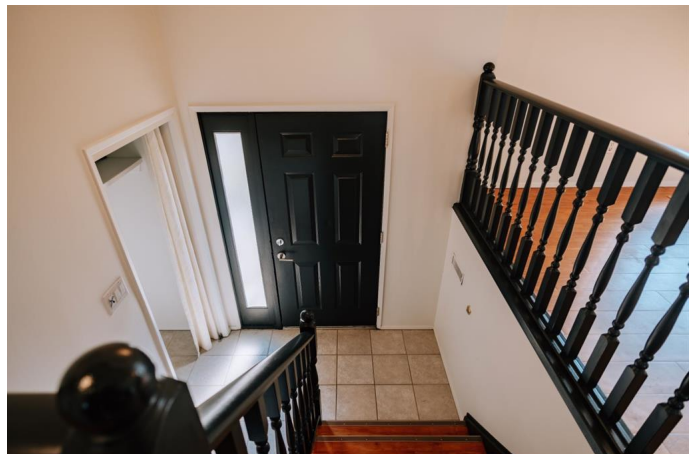
Outside, the massive backyard sets the stage for summer gatherings, gardens, or just open space to enjoy. With its location and setup, this property is a smart investment choice and an ideal opportunity for anyone looking to live close to the action while holding strong rental potential.

Built in 1981

Essential Information

MLS® #	A2253610
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information



Address	86 Purdue Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4R8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Smoking Home, Separate Entrance, Tankless Hot Water, Tile Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	9
Zoning	R-L

Listing Details

Listing Office	Renzo Real Estate
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.