



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

165 Purdue Court W
Lethbridge, Alberta

MLS # A2164617



\$369,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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!