



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

**30 Purdue Court W
Lethbridge, Alberta**

MLS # A2170494



\$449,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,100 sq.ft.	Age:	1984 (40 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Greenbelt, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: NA

That special home you have been looking for has finally arrived!!! This perfectly laid out 4 level split gives you tons of room for the whole family, a massive yard and a garage/shop that everyone needs. The top level has three bedrooms and two full bathrooms, one off the master for privacy and no need to share with the kids. The main has a living room, large kitchen with quick access outside and to the next level which is the family room, a large bright open space and a wet bar for entertaining. The fully developed basement has another full bathroom, laundry and potentially a fourth bedroom(needs a window), there is tons of storage under the third floor with a crawl space for anything extra. The yard is massive with an almost park like feel, a row of trees gives you total privacy and space for the kids to run, underground sprinklers are included. There is even the bonus of an oversized double garage big enough for two cars and all the toys, and bikes you have, or the perfect workshop as it is heated too! The home has had many updates through out the years with a new bathroom on the top level and the basement full bathroom has had some updates, all the windows are new along with a roof that was done 8 years ago so no need to worry about any major costs, the home is freshly painted and ready to move in ready! Come have a look today!