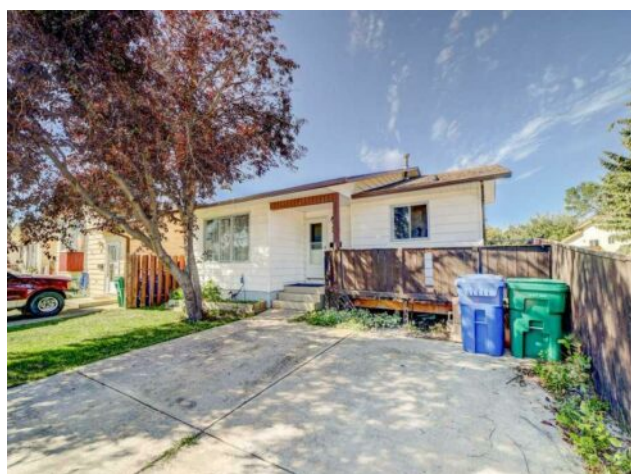


20 Purdue Court W  
Lethbridge, Alberta

MLS # A2248321



**\$345,500**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Front Drive, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** Fridge, Stove, Range Hood, Washer/Dryer, Dishwasher, Window Hardware/Coverings, Shed (as is/where is)

Whether you're a first-time buyer with big dreams, a hammer-slinging handyman, or an investor hungry to expand your rental empire, this 5-bedroom, 2-bath, 4-level split is here to fulfill — your vision. This home can be "move-in ready" if you're into that cozy, pre-loved vibe; or it can be the perfect canvas for a HGTV-worthy facelift if you've got a vision. We've priced it under \$350,000 because, frankly, there are a few charming quirks and unfinished tasks we've generously left for you (you're welcome). The 4-level design means everyone gets their own space: teenagers can sulk undisturbed, in-laws can visit without overstaying, and you can binge Netflix without hearing someone yell "Where's the mayonnaise?" from the kitchen. Outside, the yard's got a swing gate for all your oversized ambitions — like building a massive hobby shed for your tools, ATVs, or that hot tub you swear you'll use more than twice. Or skip all that and turn it into a Pinterest-perfect garden green space to read a book in and relax. And remember: stand-alone homes on the west side of Lethbridge are rarer than a calm day at IKEA. Don't let this one get away. So, if you've been waiting for a sign, consider this it! Book a showing ASAP with any lovely agent so you don't miss this opportunity!