



**GRASSROOTS**  
REALTY GROUP

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**39 Princeton Crescent  
Lethbridge, Alberta**

**MLS # A2219159**



**\$340,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<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>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Sump Pump(s)		

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer, dryer and hot tub (hot tub sold as is, was working before being winterized)

Visit REALTOR® website for additional information. Welcome to 39 Princeton Crescent W! This well-maintained 3-level split offers 3 bedrooms and 2 full bathrooms in a quiet neighborhood close to schools, parks, shopping, and biking trails. Enjoy a spacious kitchen and dining area with access to the back deck, plus a cozy living room and family room. The yard is fully fenced with a garden space and hot tub. Updates include a new roof (2017), furnace and hot water tank (2018). A perfect family home in a great location!