



GRASSROOTS
REALTY GROUP

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**36 Princeton Road W
Lethbridge, Alberta**

MLS # A2224177



\$310,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	944 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: n/a

Charming starter home with room to grow! Backing onto a green space with a playground, this 2 bed, 2 bath home offers a great layout with fully developed basement and potential to develop 2 additional bedrooms. A smart opportunity to enter the market and add value over time.