



GRASSROOTS
REALTY GROUP

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**177 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2236811



\$410,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	996 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting, Treed		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Suite

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Blinds, Basement fridge, stove, and washer and dryer

Calling all investors or those looking for a mortgage helper. This fantastic west side home with illegal suite is ready for it's next owner. The main floor features a great size living room, 4 piece bathroom, a good size kitchen and dining room, as well as a LARGE primary bedroom, and a second bedroom too. The basement suite features two more bedrooms, another good size living room, kitchen, dining space, and a 3 piece bathroom as well! This home has had some important big ticket updates in the last few years, roof, furnace motor, and the hot water tank. Outside the spacious yard has wisely been split in to 2 separate yard spaces. Conveniently located in a quiet crescent just a short drive from the University, you'll never have a hard time renting out this cute place. There are groceries, restaurants, pharmacies, schools, parks, and playgrounds super close by. Give your REALTOR a call and come see all this place has to offer!