



GRASSROOTS
REALTY GROUP

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**109 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2244239



\$329,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	874 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LB
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Window Coverings, Moveable Shed (as is where is)

Tucked away on a quiet crescent in the heart of West Lethbridge, 109 Princeton Cres W offers the space you've been looking for. This 2 up 2 down 4-bedroom, 2-bathroom home features a bright, open-concept main floor that feels instantly welcoming. Both bathrooms have been recently renovated with a clean, modern finish, and the new windows throughout add to the fresh feel of the home. Step outside and you'll find a large, private backyard with no neighbours behind—a rare find that adds a peaceful touch to your outdoor space. With plenty of parking and a layout that works for families, roommates, or guests, this home is move-in ready and full of potential.