



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**111 Princeton Crescent W  
Lethbridge, Alberta**

**MLS # A2246931**



**\$314,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Front Drive, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbors		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-LB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Storage		

**Inclusions:** shed(s), basement fridge,

Here is the perfect starter for the buyer on a budget. The inside has been freshly painted, with updated flooring and ready for a new buyer to enjoy owning their own SINGLE FAMILY home. The house has room for more bedrooms if you need more than 2. The vaulted ceilings adds charm and was very modern at the time of construction!! The main floor has the kitchen living room and dining room and the upper level has two bedrooms and a nice 4 piece bathroom. The 3rd level has a finished family room with two large windows so easily a bedroom could be added and the 4th level has open space including laundry area and a great place to set up some gymn equipment or extra storage.. The backyard is huge!! Room for the garden, kids or trampoline!! If you are a dog owner, this home is totally fenced to keep your dog contained and you can exercise them in your own backyard!! Brand new roof in 2025!! Affordable and ready for a quick possession.