



GRASSROOTS
REALTY GROUP

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

**125 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2269137



\$334,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Separate Entrance, Storage

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

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings,

Affordable and spacious, this 1,040 sq. ft. West Lethbridge bi-level offers exceptional value—likely larger than others in its price range—with a total of 4 bedrooms and 2 bathrooms. Situated on a large, fenced, and treed lot, there's plenty of room for kids and pets to play. The basement features a separate entrance, making it ideal for future illegal suite potential with a shared-laundry setup. You'll also find a generous family room, 2 bedrooms, and a 3-piece bathroom downstairs. Upstairs, enjoy a bright country-style kitchen with access to the back deck—perfect for summer barbecues. There's ample off-street parking, and the home is conveniently located near the University of Lethbridge, shopping, schools, and other amenities. Recent updates include a new shingles, landscaping, laminate flooring, and a newer hot water heater. All appliances and central air are included—an excellent opportunity for a first-time buyer, investor, or growing family.