



**GRASSROOTS**  
REALTY GROUP

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

**11 Princeton Road W  
Lethbridge, Alberta**

**MLS # A2275434**



**\$450,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Ceiling Fan, Movable Shed (where-is), A/C, Reverse Osmosis, Water Softener, Fridge (in the basement)

Welcome to 11 Princeton Road W, a well-maintained home on an oversized lot offering plenty of space and practical features for family living. The home includes 5 bedrooms and 3 bathrooms, including a 3-piece ensuite with a steam shower. Recent updates and features include central air conditioning, a reverse osmosis water system, water softener, newer high-efficiency furnace, flooring, and updated windows. The home comes with all major appliances, including fridge, stove, hood fan, dishwasher, washer, dryer, freezer, window coverings, ceiling fan, and a movable storage shed. An oversized super single garage provides added storage and workspace. There is main floor laundry and additional basement laundry hookups. A separate side entrance allows for potential development of a suite in the basement, subject to permit approvals. The large yard includes rear fence access to the back alley, suitable for RV, trailer, or boat parking on the cement pad in the backyard. Located in a family-friendly neighbourhood, the home is close to schools and parks. Princeton Park is just steps away and features a playground and seating areas, while Nicholas Sheran Park is nearby with walking trails, water features, and recreational amenities. With its size, updates, and location, 11 Princeton Road W offers a practical and flexible living option. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.