



**192 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2145948



\$369,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,062 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Irregular Lot, Landscaped, Pie Shaped Lot, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Blinds

This spacious 3-bedroom, 4-level split home offers the perfect blend of comfort, style, and functionality. It is situated on a large lot with alley access, providing convenience and privacy. The kitchen has plenty of cabinet space and updated appliances. (Dishwasher and Fridge 2023) Recently upgraded with new flooring on the lower level, some baseboards, furnace and hot water tank July 2022, roof (7 years) A/C will add indoor comfort during the hot summer. A spacious yard surrounds the home which includes a deck with pergola, firepit, mature trees and plants, perfect for outdoor activities, gardening, or simply relaxing. Enjoy a 24 x 24 detached, power, insulated garage, ideal for parking, storage, or as a workshop. Close proximity to schools, parks, shopping, and restaurants. Don't miss out on this wonderful opportunity to own a charming 4-level split home with a detached garage. Schedule your private tour today and make this your new home sweet home!