



**23 Princeton Road W
Lethbridge, Alberta**

MLS # A2199052



\$389,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

This is a great opportunity to get into a house that is updated, on a quiet street, has a double detached garage, offers 4 bedrooms and under \$400K. Over the years this home has had updates which included: soffits, fascia, exterior insulation, siding, shingles, cabinets, countertops, flooring, paint and backsplash. You will appreciate the maintenance free yard, close proximity to schools, parks, walking and biking paths, UofL, shopping and more. Besides having a double detached garage, there is a driveway in the front large enough to park 2 vehicles plus there is RV/additional parking in the rear. Perhaps this is a great home for students with multiple vehicles. Check out the great possibilities with this home.