

# \$314,900 - 111 Princeton Crescent W, Lethbridge

MLS® #A2246931

**\$314,900**

2 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

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 lever 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 gym 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.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246931  |
| Price          | \$314,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 832       |



|            |               |
|------------|---------------|
| Acres      | 0.14          |
| Year Built | 1980          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 111 Princeton Crescent W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 4S5                  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Concrete Driveway, Front Drive, Off Street, Parking Pad |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, Storage                                                                |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Partially Finished                                                                                 |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                |
| Lot Description   | Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding                                              |
| Foundation        | Poured Concrete                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 9                 |

Zoning

R-LB

## Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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