



Anne French
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70 Princeton Road W
Lethbridge, Alberta

MLS # A2295851



\$399,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	852 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Primary Downstairs		

Inclusions: tv mount in living room, , floating shelves on main floor, basement chest freezer

Welcome to this charming four-bedroom home, perfectly designed to accommodate families or a group of students. With two spacious living rooms on different levels, this layout offers versatility and comfort for everyone. Nestled beside a beautiful park and playground, this location is ideal for family activities, relaxation, or simply enjoying a game of football. The property features a convenient front-attached single garage, providing easy access and ample storage space. For outdoor enjoyment, a spacious backyard, deck with built in seating, and large concrete pad await your summer nights outside. Inside, the vaulted ceilings and large windows on the main level make the house feel open and welcome. Both bathrooms have been beautifully renovated within the last seven years, ensuring modern comfort and style. Additionally, a new air conditioning system was installed just two years ago, keeping you cool during the warmer months. Most windows have been replaced within the last five years, enhancing energy efficiency and aesthetic appeal, and all new window coverings have been added during this time for privacy and elegance. This delightful home is ready for you to make it your own!