

**121 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2306198



\$439,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LB
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Two sheds, garden boxes, rain barrow

If you've been waiting for a property with a backyard that truly stands out, this is it! The massive yard is surrounded by mature trees and offers a rare sense of privacy, creating the feeling of your own private park right at home. It's the kind of outdoor space that's hard to find and even harder to replace. Inside, the home offers a functional layout with 3 bedrooms (2 upstairs and 1 downstairs) and 2.5 bathrooms, including a 2-piece ensuite. Over the years, several key updates have been completed for peace of mind, including a new roof in 2014, and in 2021 the furnace, air conditioning, and hot water tank were all replaced. The back windows have also been updated (2025). All bathrooms have been renovated, and the home features fresh paint and brand new carpet in the basement. The kitchen and main floor flooring have also seen updates over the years. Outside, a 24x26 heated detached garage provides another sure selling feature, with excellent space for vehicles, storage, or a workshop, and an extra-long driveway adds abundant off-street parking. A rare opportunity to own a property where the outdoor space is the true highlight, offering privacy, trees, and room to enjoy year-round in a well-established west side location.