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Your REALTOR®
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165 Princeton Crescent W
Lethbridge, Alberta

MLS # A2309184



\$400,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	888 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-LB
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Primary Downstairs, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: none

Tucked away in Varsity Village on a massive pie-shaped lot, this cozy home offers a great mix of character, space, and recent updates. With fresh professional paint inside and out, plus a fully renovated basement, this home feels refreshed and move-in ready from the moment you step inside. The main level is bright and welcoming with tall vaulted ceilings that make the space feel open and airy. The spacious U-shaped kitchen offers an impressive amount of counter and cabinet space along with elevated bar seating, making it both functional and perfect for casual meals or entertaining. Just beside the kitchen is a generous dining area with plenty of room for hosting family dinners or holiday gatherings. This level also features a comfortable living room, a 2-piece bathroom, and a modest bedroom that would make an ideal main floor office, guest room, or hobby space. Outside, the two-tier deck has just been rebuilt and freshly painted, creating a great outdoor space to enjoy the oversized backyard. Whether it is gardening, entertaining, or simply having extra room to spread out, pie-shaped lots like this are getting harder to find. The lower level has been completely renovated with new paint, trim, doors, and carpet, giving the space a clean and modern feel. Downstairs you will find a large primary bedroom, a 4-piece bathroom, dedicated laundry room, and two additional bedrooms that are both an impressive 12 feet in length. There is also peace of mind with many important updates already taken care of, including a roof that is only 7 years old, a brand new furnace, and a recently installed sump pump for extra reassurance. Located in the established community of Varsity Village close to schools, parks, shopping, and the university, this is a solid home with a lot to offer both inside and out.

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