

# \$345,000 - 169 Princeton Crescent W, Lethbridge

MLS® #A2231529

**\$345,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your next family home, tucked away on a quiet crescent in Lethbridge's west side! This roomy 4-level split has plenty of space for everyone, with 5 bedrooms and 2 bathrooms, making it a great fit for a growing family or anyone who needs extra space to work or relax.

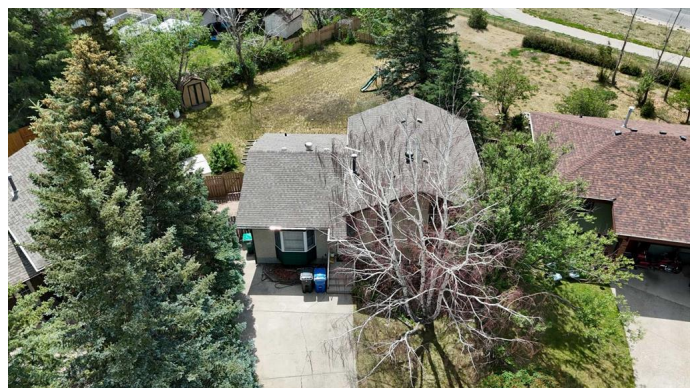
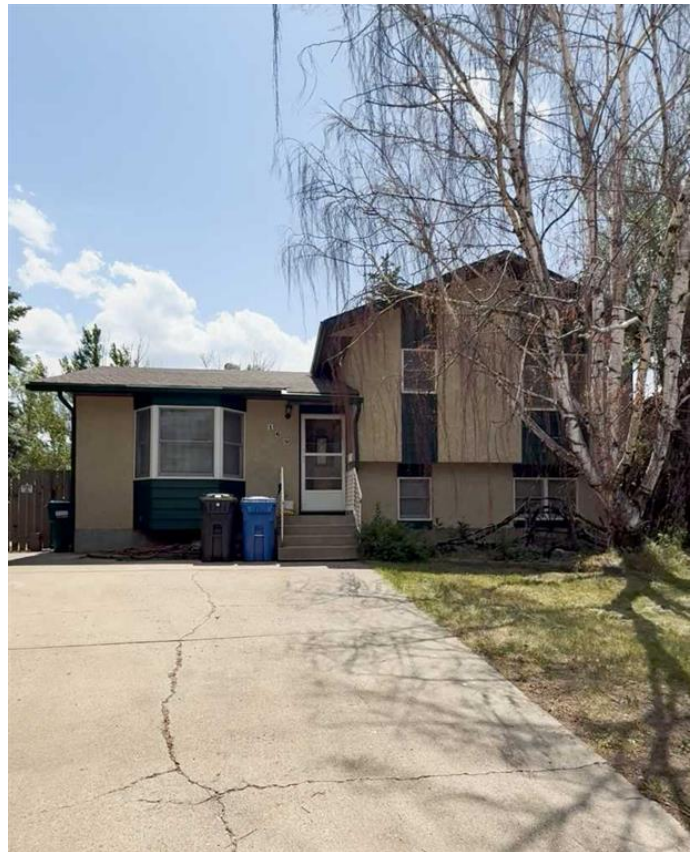
One of the best features of this home is the huge pie-shaped lot—there's tons of room in the backyard for kids to play, pets to run, or your dream garden. Whether you're into summer BBQs or just want a peaceful outdoor spot to unwind, the yard gives you all kinds of possibilities.

Inside, the layout gives you separate spaces to spread out across four levels. Featuring an open concept main floor, large family room, and plenty of storage, this home is brimming with potential and is ready for your personal touch.

Located close to parks, schools, shopping, and public transit, this is a great neighbourhood for families and anyone who loves a friendly, community feel. If you're looking for space, potential, and a great location, this one's definitely worth a look!

Built in 1982

## Essential Information



MLS® #	A2231529
Price	\$345,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.21
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	169 Princeton Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4S5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R-LB

**Listing Details**

Listing Office	eXp Realty of Canada
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