

# \$410,000 - 177 Princeton Crescent W, Lethbridge

MLS® #A2236811

**\$410,000**

4 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.13 Acres

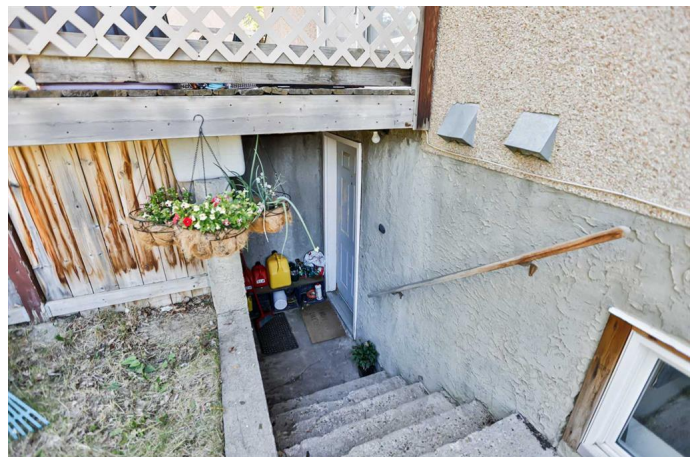
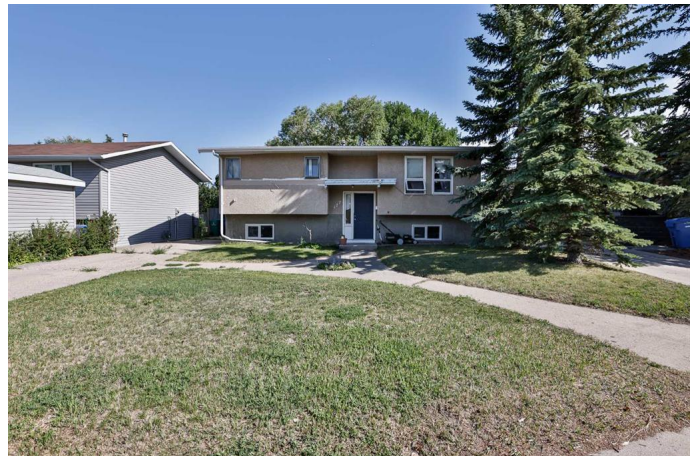
Varsity Village, Lethbridge, Alberta

Calling all investors or those looking for a mortgage helper. This fantastic west side home with illegal suite is ready for it's next owner. The main floor features a great size living room, 4 piece bathroom, a good size kitchen and dining room, as well as a LARGE primary bedroom, and a second bedroom too. The basement suite features two more bedrooms, another good size living room, kitchen, dining space, and a 3 piece bathroom as well! This home has had some important big ticket updates in the last few years, roof, furnace motor, and the hot water tank. Outside the spacious yard has wisely been split in to 2 separate yard spaces. Conveniently located in a quiet crescent just a short drive from the University, you'll never have a hard time renting out this cute place. There are groceries, restaurants, pharmacies, schools, parks, and playgrounds super close by. Give your REALTOR® a call and come see all this place has to offer!

Built in 1981

## Essential Information

MLS® #	A2236811
Price	\$410,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	996



Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	177 Princeton Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6S5

### **Amenities**

Parking Spaces	4
Parking	Driveway, Off Street

### **Interior**

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	R-L

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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