



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

161 Princeton Crescent W  
Lethbridge, Alberta

MLS # A2171463



**\$374,990**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer.

Beautiful family home with a ton of extra bonuses! No work to be done here, move right in and enjoy all this property has to offer. Fully landscaped front to back and ready to be enjoyed. Enter the interior of the home and you are greeted with a large front living room. The massive addition off the kitchen makes entertaining all your friends and family enjoyable. Along with the freshly remodeled bathroom and two large bedrooms that complete the upstairs. Head downstairs and you will find another two large bedrooms, one of them having its own ensuite bathroom. You also get the added space of the addition in the basement with the potential for a flex space or gym or? Don't miss out on 161 Princeton, this opportunity wont be around long!