

# \$359,900 - 192 Princeton Crescent W, Lethbridge

MLS® #A2145948

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.17 Acres

Varsity Village, Lethbridge, Alberta

This spacious 3-bedroom, 4-level split home offers the perfect blend of comfort, style, and functionality. It is situated on a large lot with alley access, providing convenience and privacy. The kitchen has plenty of cabinet space and updated appliances. (Dishwasher and Fridge 2023) Recently upgraded with new flooring on the lower level, some baseboards, furnace and hot water tank July 2022, roof (7 years) A/C will add indoor comfort during the hot summer. A spacious yard surrounds the home which includes a deck with pergola, firepit, mature trees and plants, perfect for outdoor activities, gardening, or simply relaxing. Enjoy a 24 x 24 detached, power, insulated garage, ideal for parking, storage, or as a workshop. Close proximity to schools, parks, shopping, and restaurants. Don't miss out on this wonderful opportunity to own a charming 4-level split home with a detached garage. Schedule a showing with your agent today and make this your new home sweet home!



Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2145948  |
| Price      | \$359,900 |
| Sold Price | \$356,300 |
| Bedrooms   | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,062         |
| Acres          | 0.17          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 192 Princeton Crescent W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 4Z9                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                         |
| Lot Description   | Back Lane, Back Yard, Lawn, Irregular Lot, Landscaped, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Aluminum Siding, Concrete, Stucco                                              |
| Foundation        | Poured Concrete                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 2nd, 2024    |
| Date Sold      | October 5th, 2024 |
| Days on Market | 93                |
| Zoning         | R-L               |
| HOA Fees       | 0.00              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | CUSTOM REAL ESTATE SOLUTIONS LTD |
|----------------|----------------------------------|

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