

\$365,000 - 43 Princeton Road W, Lethbridge

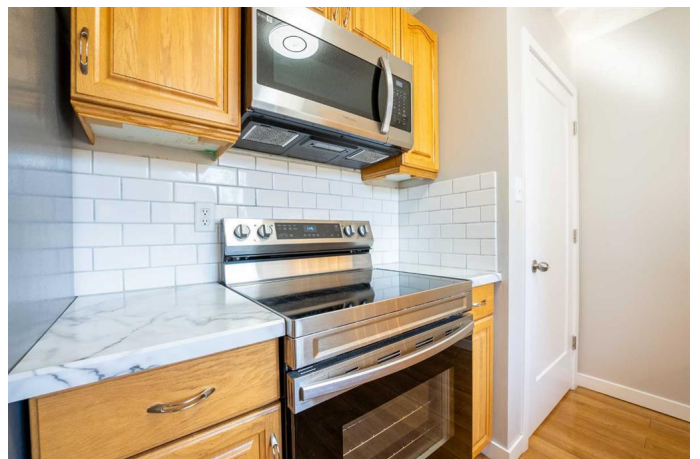
MLS® #A2164474

\$365,000

4 Bedroom, 3.00 Bathroom, 1,050 sqft
Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this great bungalow located close to schools K-12 and the University of Lethbridge. Shopping centers, parks, and playgrounds are just a short walk or drive away, providing everything you need within reach. This beautifully maintained home features 3 bedrooms up and a 2-bedroom non-conforming suite down, making it an ideal choice for families and investors alike. The versatile non-conforming suite offers potential for rental income, a guest suite, or an extended family living area. Built in 1980, this bungalow offers 1,050.00 RMS square feet of living space on one level. The entire main floor has been recently renovated, ensuring a modern and fresh feel throughout. Inside, you'll find a well-appointed kitchen with updated appliances, and an inviting living room perfect for relaxing with plenty of natural light, added potlights, and a warm, welcoming atmosphere. The primary bedroom boasts a walk-in closet and a 2-piece ensuite. The home also includes an illegal suite in the basement, offering additional living space or revenue potential, making this property revenue ready. New windows throughout the main floor provide ample natural light and energy efficiency, and you'll stay comfortable year-round with the included air conditioning. Exterior features include a large 16x24 detached garage, newly sided in '99, perfect for storage or as a workshop. The expansive lot is fully fenced and landscaped, featuring a garden spot and underground sprinklers in the



backyard. Enjoy outdoor activities or relax in the backyard, located in a family-friendly community with a nearby playground. Additional inclusions are a fridge, stove, built-in vacuum, ceiling fans, garage door opener with 2 controls, and dishwasher. Keep your vehicles safe and secure in the double detached garage, with additional storage space for your convenience. This home is ideally situated close to schools, parks, and all amenities. Don't miss out on the opportunity to own this exceptional property that combines modern updates with classic charm.

Built in 1980

Essential Information

MLS® #	A2164474
Price	\$365,000
Sold Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,050
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	43 Princeton Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5A1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 17th, 2024
Days on Market	30
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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