

# \$340,000 - 39 Princeton Crescent, Lethbridge

MLS® #A2219159

**\$340,000**

3 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.09 Acres

Varsity Village, Lethbridge, Alberta

Visit REALTOR® website for additional information. Welcome to 39 Princeton Crescent W! This well-maintained 3-level split offers 3 bedrooms and 2 full bathrooms in a quiet neighborhood close to schools, parks, shopping, and biking trails. Enjoy a spacious kitchen and dining area with access to the back deck, plus a cozy living room and family room. The yard is fully fenced with a garden space and hot tub. Updates include a new roof (2017), furnace and hot water tank (2018). A perfect family home in a great location!

Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219159      |
| Price          | \$340,000     |
| Sold Price     | \$335,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 949           |
| Acres          | 0.09          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 39 Princeton Crescent |
| Subdivision | Varsity Village       |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 4S5               |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Sump Pump(s)                                                      |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Range, Microwave Hood Fan, Washer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard, Rain Gutters              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Siding                     |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 8th, 2025  |
| Date Sold      | May 22nd, 2025 |
| Days on Market | 14             |
| Zoning         | R-L            |
| HOA Fees       | 0.00           |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.