



GRASSROOTS
REALTY GROUP

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**65 Princeton Crescent W
Lethbridge, Alberta**

MLS # A2313928



\$349,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	3 Level Split		
Size:	927 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Other, Wood Frame, Wood Siding
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LB
Utilities:	-

Inclusions: NA

If you are looking to get into homeownership, need extra bedrooms, or want a home with flexible space, this 3-level split is a great option! Backing onto Whoop Up Drive means no neighbours directly behind you, adding extra privacy to enjoy the fully fenced backyard. Walk in and feel comfortable in the bright living room with large windows. Just a few steps up, you will find the dining area overlooking the living room, along with the kitchen, 2 bedrooms, and a full bathroom. The lower level offers 3 additional bedrooms/rooms, a second bathroom, laundry/utility space, and great storage under the living room. Outside, you have a fully fenced yard and a 2-car parking pad for off-street parking. Located on the west side of Lethbridge, close to grocery stores, restaurants, parks, the University of Lethbridge, and everyday amenities. Whether you are looking for your first home, more space, or an investment option, this property is worth a look!