

# \$334,900 - 125 Princeton Crescent W, Lethbridge

MLS® #A2269137

**\$334,900**

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.18 Acres

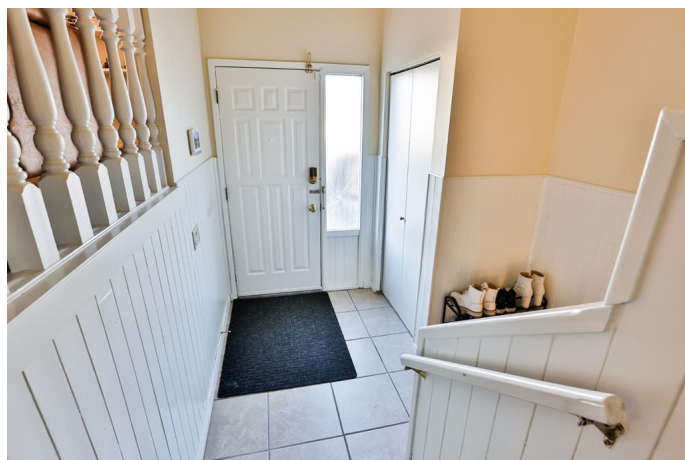
Varsity Village, Lethbridge, Alberta

Affordable and spacious, this 1,040 sq. ft. West Lethbridge bi-level offers exceptional value—likely larger than others in its price range—with a total of 4 bedrooms and 2 bathrooms. Situated on a large, fenced, and treed lot, there's plenty of room for kids and pets to play. The basement features a separate entrance, making it ideal for future illegal suite potential with a shared-laundry setup. You'll also find a generous family room, 2 bedrooms, and a 3-piece bathroom downstairs. Upstairs, enjoy a bright country-style kitchen with access to the back deck—perfect for summer barbecues. There's ample off-street parking, and the home is conveniently located near the University of Lethbridge, shopping, schools, and other amenities. Recent updates include a new shingles, landscaping, laminate flooring, and a newer hot water heater. All appliances and central air are included—an excellent opportunity for a first-time buyer, investor, or growing family.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2269137  |
| Price      | \$334,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,060       |
| Acres          | 0.18        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 125 Princeton Crescent W |
| Subdivision | Varsity Village          |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 4S5                  |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance, Storage |
| Appliances        | See Remarks                                |
| Heating           | Forced Air                                 |
| Cooling           | Central Air                                |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning Stove                         |
| Has Basement      | Yes                                        |
| Basement          | Full                                       |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco, Wood Frame, Wood Siding            |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-LB               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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