

# \$310,000 - 36 Princeton Road W, Lethbridge

MLS® #A2224177

## \$310,000

2 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.12 Acres

Varsity Village, Lethbridge, Alberta

Charming starter home with room to grow!  
Backing onto a green space with a playground, this 2 bed, 2 bath home offers a great layout with fully developed basement and potential to develop 2 additional bedrooms. A smart opportunity to enter the market and add value over time.

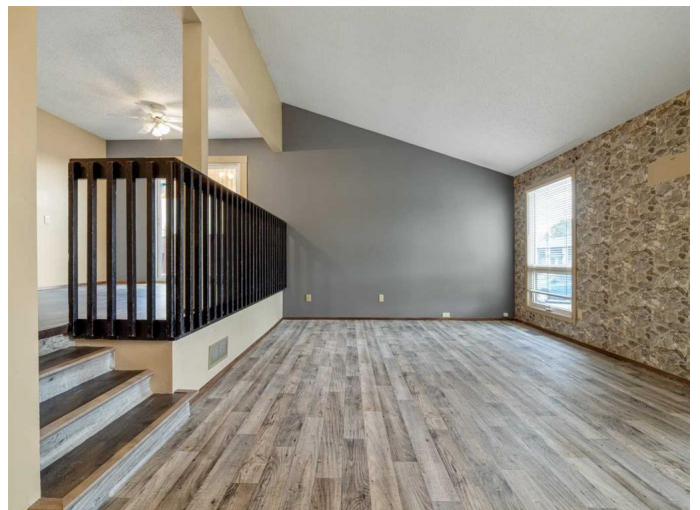
Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224177    |
| Price          | \$310,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 944         |
| Acres          | 0.12        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 Princeton Road W |
| Subdivision | Varsity Village     |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |



|             |         |
|-------------|---------|
| Postal Code | T1K 5A2 |
|-------------|---------|

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Vinyl Siding         |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 28             |
| Zoning         | R-L            |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Winston Browne |
|----------------|----------------|

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