

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

MLS® #A2269137

\$334,900

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.18 Acres

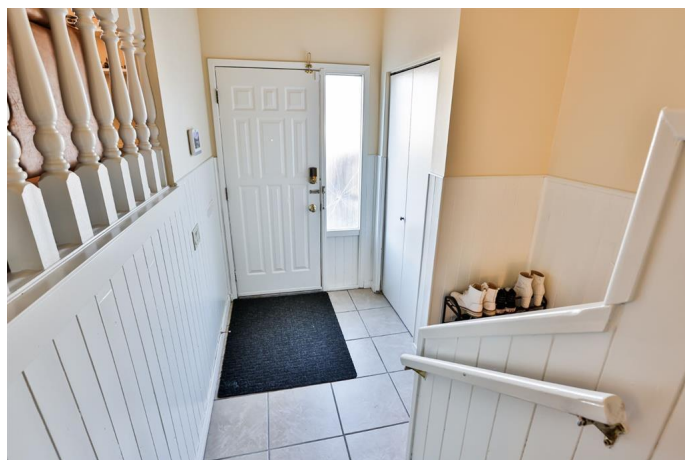
Varsity Village, Lethbridge, Alberta

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	2
Zoning	R-LB

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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