

43 Princeton Road W
Lethbridge, Alberta

MLS # A2164474



\$365,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Recessed Lighting, Separate Entrance, Vinyl Windows

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

Inclusions: None

Welcome to this great bungalow located close to schools K-12 and the University of Lethbridge. Shopping centers, parks, and playgrounds are just a short walk or drive away, providing everything you need within reach. This beautifully maintained home features 3 bedrooms up and a 2-bedroom non-conforming suite down, making it an ideal choice for families and investors alike. The versatile non-conforming suite offers potential for rental income, a guest suite, or an extended family living area. Built in 1980, this bungalow offers 1,050.00 RMS square feet of living space on one level. The entire main floor has been recently renovated, ensuring a modern and fresh feel throughout. Inside, you'll find a well-appointed kitchen with updated appliances, and an inviting living room perfect for relaxing with plenty of natural light, added potlights, and a warm, welcoming atmosphere. The primary bedroom boasts a walk-in closet and a 2-piece ensuite. The home also includes an illegal suite in the basement, offering additional living space or revenue potential, making this property revenue ready. New windows throughout the main floor provide ample natural light and energy efficiency, and you'll stay comfortable year-round with the included air conditioning. Exterior features include a large 16x24 detached garage, newly sided in '99, perfect for storage or as a workshop. The expansive lot is fully fenced and landscaped, featuring a garden spot and underground sprinklers in the backyard. Enjoy outdoor activities or relax in the backyard, located in a family-friendly community with a nearby playground. Additional inclusions are a fridge, stove, built-in vacuum, ceiling fans, garage door opener with 2 controls, and dishwasher. Keep your vehicles safe and secure in the double detached garage, with additional storage space for your convenience. This home is

ideally situated close to schools, parks, and all amenities. Don't miss out on the opportunity to own this exceptional property that combines modern updates with classic charm.