

# \$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.

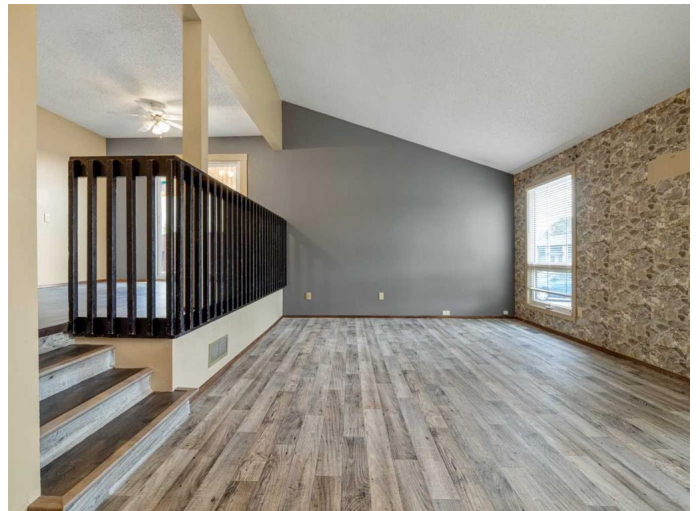
Built in 1981

### 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	1
Zoning	R-L

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.