



GRASSROOTS
REALTY GROUP

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**34 St James Crescent N
Lethbridge, Alberta**

MLS # A2215311



\$466,119

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Garage door opener and 2 remotes, TV and TV mount in Living room, TV mount in Primary Bedroom, Gazebo, Wooden workbench outside on East side of home, Garage shelving, Shelving throughout the home, Central vac with attachments and kick sweep, Gas BBQ on deck, Underground sprinklers and drip system in front and back, Window Coverings, Firepit, hanging planters in backyard

This home has it all in one package! Quiet, Cul de Sac location, less than a block to the elementary school and backs onto a green strip leading to a playground. This one owner custom built home has many lovely features, with it's vaulted ceilings, large windows and wide open layout. This thoughtfully designed home sits on a pie shaped lot and has a beautiful backyard with tons of perennials just starting to make their appearance , a garden area and an apple tree that produces large juicy apples. Inside you will find 4 bedrooms, 2 1/2 baths, a well thought out kitchen with a spacious panty, and a dining area perfect for entertaining. Laundry is on the main floor and shares its location with the guest 2 Pc bathroom. Above the garage you will find the primary suite which features large windows, a jetted tub with a shower head along with a separate shower, Vanity outside the main bathroom area and one walk in closet and another standard closet. Downstairs you will find the family room with a gas fireplace , two additional bedrooms and a full 4 Pc Bathroom. Upgrades that have been done to this home are, roof in 2016, Central Air, 2024, New Stove, 2024, Hot Water Tank 2023. You have to check out all the inclusions that come with this home including, top end Stainless steel appliances, Central Air, Garburator, Central Vac with a kick sweep, Underground sprinklers front and back with drip system, huge TV and TV stand in the living room, Gazebo, firepit, washer and dryer and window coverings. All you have to do is move in. Seller can accommodate a quick possession.