



GRASSROOTS
REALTY GROUP

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**134 St James Boulevard N
Lethbridge, Alberta**

MLS # A2235698



\$285,000

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	835 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

BEAUTIFUL HALF DUPLEX FOR SALE IN THE NORTH SIDE, LETHBRIDGE CLOSE TO WALMART. 4 GOOD SIZED BEDROOMS - NONE TOO SMALL, MASTER HAS A WALK IN CLOSET.- 1.5 BATHROOMS. HOUSE HAS SET UP FOR JACUZZI BATH , AIR CONDITION AS WELL AS CENTRAL VACUUM- JUST NEED TO HOOK THEM UP IF YOU WISH. DECK OVERLOOKING THE MOUNTAINS, IN A QUIET STREET. VERY GOOD CONDITION AND WELL TAKEN CARE OF WITH IMPECABLE FINISHING.