



GRASSROOTS
REALTY GROUP

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**4 St James Place N
Lethbridge, Alberta**

MLS # A2251394



\$315,000

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	725 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, St		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	High Ceilings, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-37
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer & Dryer, Central Vacuum, Work Bench in garage, Metal Shelving in Garage

This well-cared-for half duplex is a rare find, offering a functional layout with 4 bedrooms (1 upstairs and 3 downstairs) and 1.5 bathrooms. The bright main floor features vaulted ceilings, creating an open and airy feel, and flows seamlessly into the kitchen and dining area. Step outside to the covered deck, perfect for relaxing or entertaining, and take advantage of the double detached garage for vehicles and storage. Enjoy peace of mind with numerous recent updates, including: stove (2020), roof (2023), furnace (2021), garage roof (2022), refrigerator (2023), hot water tank (2017), washer & dryer (2019), and OTR microwave (2021). Plus, with central A/C, you'll stay comfortable in the warm summer months. With the same original owner since new, you can feel confident in the care and attention this property has received. Conveniently located close to schools, shopping, and everyday amenities—making it a fantastic option for families, first-time buyers, or investors.