



**GRASSROOTS**  
REALTY GROUP

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1558 St George Road N  
Lethbridge, Alberta

MLS # A2258214



**\$259,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | St Edwards            |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,093 sq.ft.          | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street            |               |                   |
| <b>Lot Size:</b> | 0.10 Acre             |               |                   |
| <b>Lot Feat:</b> | See Remarks           |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                    | <b>Zoning:</b>    | R-60 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks              |                   |      |

**Inclusions:** Fridge, Stove, washer, dryer, window coverings

This charming corner townhouse with no condo fees has been thoughtfully updated over the years, including flooring, kitchen, bathroom, and updated windows. Step inside to a spacious eat-in kitchen and a bright, welcoming living room—perfect for family gatherings or cozy evenings at home. Upstairs, you’ll find three comfortable bedrooms and a full 4-piece bathroom, offering plenty of space for the whole family. The basement is a blank canvas, ready to be finished into a rec room, home office, or gym—tailored to your lifestyle. Outside, enjoy a large backyard, perfect for relaxing or entertaining, with room for kids, pets, or summer BBQs. The 47-foot double driveway easily accommodates multiple vehicles and even has space for your RV. Combining affordability, modern updates, and flexibility—without condo fees—this home is an excellent choice for families, first-time buyers, or savvy investors.