



**GRASSROOTS**  
REALTY GROUP

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**1521 St. Francis Road N  
Lethbridge, Alberta**

**MLS # A2262373**

**\$320,000**



<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Granite Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LZ
<b>Utilities:</b>	-

**Inclusions:** Charcoal Smoker, Security Camera, Custom Blinds, Bar stools, Back door coat hanger, 3 planters(rear yard)

Wow! What a fantastic opportunity to own a beautifully updated home in a great North Lethbridge location! Welcome to 1521 St. Frances Road North-a stylish and move-in-ready 945 sq.ft. be level that's perfect for first-time buyers or anyone looking for a fully finished, modern home.Step inside and you'll love the bright, open layout featuring three bedroomsr up and one down, upgraded bathrooms, and quality finishes throughout.This home was fully updated just 5 years ago, showcasing granite countertops, custom cabinetry, newer laminate flooring, and a cozy gas fireplace. The primary bedroom includes a custom-built closet, and the newer windows on the main level bring in tons of light. Major upgrades include a newer roof, furnace, air conditioning, plus a new hot water tank and water main (2025) for added peace of mind. Everything's been done-simply move in and enjoy! Don't miss your chance to own this well-cared-for, beautifullyupdated gem-a must-see in North Lethbridge! Call your favourite Realtor today!