



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 1701 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2272580



\$200,000

Division:	St Edwards		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	442 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, blinds/window coverings, central air conditioner

A meticulously kept home in St. Edwards! This 2 bed, 1 bath unit is cozy, practical and a fantastic option for a first time home buyer! With updates done over the years, it's been well cared for and it shows. The main floor is an open concept living space complete with spacious kitchen featuring a walk-in pantry and large island, an allocated dining area plus living area with enough room to comfortably enjoy movie nights in! There's a south-east facing patio just off of the dining room. The basement has 2 bedrooms that share a 4 piece bathroom along with storage space and your in-unit laundry. This has an off-street parking stall and thanks to the convenient location, amenities are close by - which includes a park just across the street!