



7 St James Bay N
Lethbridge, Alberta

MLS # A2280998



\$415,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	937 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		
Inclusions: none			

Perfect starter home for first-time home buyers! This bright and well-maintained 4-bedroom, 2-bathroom home offers a functional layout with plenty of natural light throughout. The main floor features two bedrooms, a full bathroom, and an open-concept living room with laminate flooring flowing into the kitchen and dining area. Enjoy a bright living space, a U-shaped kitchen with stainless steel appliances, and a dining area with direct access to the deck—ideal for entertaining. The fully developed basement includes a cozy living room with updated carpet, two additional bedrooms, a full bathroom, and a laundry area. Recent updates include a new roof (2024), new hot water tank, serviced furnace, and central air conditioning. Outside, you'll find a double detached garage, front driveway, and ample parking. Conveniently located near schools, Legacy's 73-acre environmental reserve, gas station, and close to all amenities. A fantastic opportunity to own your first home!