



GRASSROOTS
REALTY GROUP

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

**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!