



**1259 St Catherine Road N
Lethbridge, Alberta**

MLS # A2288787



\$362,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: As Is Where Is

This 4-bedroom, 2-bathroom home is located on a large corner lot on St. Catherine's Road North. The functional floor plan includes a main-floor kitchen that opens directly to the back deck and a spacious yard. This upper level also houses a living room, two bedrooms and a full bathroom. The fully developed lower level features a family room, two additional bedrooms, a 3-piece bathroom, and a laundry area. With a dedicated basement entry and an existing summer kitchen, there is potential for a suite, (please confirm details with the city). Exterior features include both a carport and a detached single garage, with extra space available in the oversized lot. The home is vacant, easy to view, and available for showings through your REALTOR®.