



**1013 St David Road N  
Lethbridge, Alberta**

**MLS # A2298985**



**\$270,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LZ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Refrigerator, Stove, Air Conditioner, 2 x Freezers, 3 x Ceiling Fans, Washer and Dryer, Window coverings including curtains, rods, and blinds, Extra Fridge in Bedroom, Shed, Shelving in shed, Chair lift to basement

Tucked away at the end of a quiet street in the desirable St. Edward’s neighbourhood, this well-maintained half duplex bungalow offers comfort, functionality, and incredible value—just minutes from all northside amenities. With just under 900 sq. ft. on the main floor, this semi-detached home features a bright and inviting layout. The living room is filled with natural light thanks to large windows and a patio door that leads directly to the backyard. The updated kitchen flows nicely into the dining space, creating an ideal setup for everyday living. You’ll find two bedrooms and one bathroom with updated 5’ shower, on the main level, including a spacious primary bedroom complete with a walk-in closet. Downstairs, the fully developed basement adds even more living space with two additional bedrooms, a full bathroom, and a comfortable family room—perfect for guests, hobbies, or extended family. This home has seen several updates, including a hot water tank and central air conditioning (2021), a beautifully redone shower (2022), and shingles replaced approximately in 2016. Outside, enjoy a covered patio area, a fully fenced yard with shed, and plenty of extra storage space. The front concrete pad provides convenient off-street parking. A chair lift to the basement is included, making this home an excellent option for seniors or anyone looking for improved accessibility—and no steps at front entry. Whether you’re a first-time home buyer, downsizing, or investing, this is a fantastic opportunity in a quiet, convenient location.