



**53 St James Crescent N
Lethbridge, Alberta**

MLS # A2302633



\$409,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	988 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, Window Coverings

Welcome to 53 St James Crescent North. This nicely updated bi level offers 4 bedrooms, 2 full bathrooms, and a fully developed layout that is move in ready from top to bottom. The main floor features fresh paint throughout, newer flooring, updated cabinets, and blackout blinds that add comfort and privacy. The bright functional layout makes great use of space for both everyday living and entertaining. Downstairs you will find additional living space along with two more bedrooms and a full bathroom, giving flexibility for family, guests, or a home office setup. Major updates include a new roof completed last year, new deck boards and railings, and the added peace of mind of a sump pump. The home shows pride of ownership and has been carefully maintained. Located in a quiet North side neighbourhood close to schools, parks, and amenities, this is a strong opportunity for families, first time buyers, or investors looking for a solid property in a great location.