



**4 St James Boulevard N
Lethbridge, Alberta**

MLS # A2304770



\$439,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,070 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Low Density Residential (
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Door Opener

Welcome to this beautifully maintained 4-Bedroom, 2-Bathroom Bi-level, with a detached double garage perfectly situated on a spacious corner lot. Offering a blend of functional design and location that provides easy access to scenic drive, this home is ideal for those seeking both comfort and convenience. As you step inside, the vaulted ceilings immediately create an open, airy atmosphere that carries through the main living area. The upper floor features a bright living room, a functional kitchen, Dining area and two well-appointed bedrooms served by a full main bathroom. The fully finished lower level adds significant living space with additional bedrooms and a full second bathroom and a cozy family room, perfect for movie night or a dedicated play area. Whether you are looking for a move-in-ready family home or a solid investment, this bi-level offers the perfect combination of space and lifestyle.