



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

MLS # A2142817



\$425,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,159 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Garage opener and 1 control, Deep Freeze, All Windowing Coverings, Hot Tub, LedgeDecor, Underground Sprinklers, Garage Shelving, Stairwell mirror.

Located on a quiet street in St Edwards, near schools, parks, Tim Hortons, and walking/biking paths, this is a great family home. Enter through the front door or from the attached garage into the hall featuring unique "Towers of the World" art. The hall opens into the kitchen, dining, and living room. The main floor includes a full bathroom, a bedroom, and a primary bedroom with a three-piece ensuite and walk-in closet. Downstairs offers a large family room, two more bedrooms, a full bathroom, a laundry/utility room, and storage under the stairs. The home has a front double attached garage and a beautiful backyard with a hot tub, firepit, and underground sprinklers. Give your favorite Realtor a call and come have a look!