



**104 St. James Blvd N Boulevard N  
Lethbridge, Alberta**

**MLS # A2146813**



**\$280,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Here is a great revenue property or a first time buyer! This 1/2 duplex has 4 bedrooms and 2 bathrooms to accommodate a family or a few good room mates! Located conveniently on the North Side close to amenities including schools and great parks including the newest dog park in the city! Quick access to the river valley and close to transit routes as well. This bi-level home is ready for you to move in. Contact your favorite Realtor for a viewing.