



GRASSROOTS
REALTY GROUP

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

MLS # A2156100



\$525,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,319 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, F		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, range hood, washer, dryer

An executive bungalow in a quiet cul-de-sac backing onto Saint Edwards Park! This home is elegant, inviting and offers true main floor living! The pie shaped lot lends itself to a spacious, low maintenance backyard and yet still provides a well sized driveway. The front entrance welcomes you in with undisrupted views of the park and plentiful natural light filling the vaulted ceilings and open concept main floor. There's a cozy gas fireplace in the living room for those chillier nights with the dining area just beside it. The kitchen offers granite counters, an island for all of your food prep needs and a corner pantry. There's a convenient main floor laundry room with sink AND storage, as well as a 4 piece bathroom and guest room. The primary suite enjoys views of the park, 4 piece ensuite and a walk-in closet. The basement is fully developed with a huge family room that features a well sized dry bar, 3 additional bedrooms, 4 piece bathroom, storage space and a walk-up to the garage! There's a covered deck and patio out back - no work to do besides move in!