



**1537 St Francis Road N
Lethbridge, Alberta**

MLS # A2175363



\$279,900

Division:	St Edwards		
Type:	Residential/House		
Style:	4 Level Split		
Size:	897 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LZ
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings

Welcome home to this unique 4 bedroom, 2 bathroom home, designed for comfort and easy living! Over the years, this home has received numerous thoughtful upgrades, including updates to the exterior, windows, fence, and a new furnace! Inside, you'll find a spacious and unique layout that truly sets this home apart. The main level features a kitchen, dining & living room. Upstairs, there are 2 bedrooms and a full bathroom. The third level has a large family room, great for entertaining and movie nights! The basement has 2 more bedrooms and a 3 piece bathroom with cool tiled shower! Each room in the home is generously sized, to suit family living or hosting guests. With off-street parking and a price point well below 300K, this home combines charm, functionality, and exceptional value. It's an opportunity you won't want to miss - schedule a viewing with your favorite REALTOR to see for yourself!