



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

**MLS # A2180210**



**\$469,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | St Edwards                                      |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,209 sq.ft.                                    | <b>Age:</b>   | 2000 (24 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped                           |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** n/a

Welcome to 46 St James Cres N—a spacious bi-level home backing onto a greenstrip! This 5-bedroom, 3-bathroom property features a fully fenced yard, double attached garage, and a bright, functional layout. The upgraded kitchen boasts a large island with quartz countertops, perfect for entertaining, with dining close by. The main floor includes a welcoming living room, 3 bedrooms, and a 4-piece bathroom. The primary suite offers an ensuite and walk-in closet for added comfort. The bright lower level, thanks to larger windows, offers 2 additional bedrooms, a large family room, a 4-piece bathroom, and plenty of storage. A separate walkout entry adds convenience and potential for a family suite (illegal). Located close to schools, parks, amenities, and more, this home is ideal for families or investors. Check out the photos, virtual tour, and floorplan to see if this is the one for you!