



**4 St James Boulevard N  
Lethbridge, Alberta**

**MLS # A2194283**



**\$419,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<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-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Door opener

Very bright and open layout with space for the whole family! Located in the quiet neighbourhood of St Edwards, this meticulously maintained home features 4 bedrooms, 2 up/2 down, as well as 2 full bathrooms. The main floor has a nice sized living room and dining room and lot's of prep space in the kitchen. There's a big deck overlooking the back yard and since it's a corner lot, you get ton's of bonus yard space! Downstairs you have a family room, large laundry room and good storage space. A big bonus is the double detached garage! Lot's of big updates recently including new shingles just a few years ago, new dishwasher, newly updated windows and a refreshed deck. One day it will be warm again so the Central AC will come in handy! Nothing left to do but move in and enjoy your new home!