

1312 St. Andrew Road N
Lethbridge, Alberta

MLS # A2223841



\$245,000

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	763 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Cork, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Blinds, Curtain Rods, curtains

Looking for a home you can make your own? This spacious 4-level split half duplex offers incredible potential with plenty of room to grow — and the big-ticket items already taken care of! Featuring 3 bedrooms and 1.5 bathrooms, this home is ideal for families or first-time buyers ready to roll up their sleeves and add their own personal touch. A few cosmetic updates — like flooring, paint, and baseboards, and bringing life back into the backyard — will go a long way in unlocking its full charm. You will be very impressed by the amount of natural light this home offers! If you are so inclined there is also a 3 season sunroom that with some love and attention could be a fantastic space as well! The family room on the lower level is a perfect hangout space for teens, gaming, or a cozy movie night. Need a little privacy? You'll love the private backyard, ideal for pets, gardening, or simply enjoying a sunny afternoon. Located close to schools and essential amenities, this home offers both convenience and community. Key features to know about! Torch down roof replaced in 2015, Furnace & Central A/C updated in 2017, Updated windows throughout — except one bedroom & the living room. Located on a quiet street in a great family-friendly area With solid bones and loads of potential, this home is ready for its next chapter. Come take a look with your Realtor® — and imagine the possibilities!