

**1538 St Edward Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2275564**



**\$325,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-LZ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, curtains and rods

This well-maintained four-level split offers 906.85 sq ft of above-grade living space, with just over 1,700 sq ft of total potential living area. The main level features a bright, open-concept layout with a spacious living room and an inviting kitchen, with all appliances included. The space is filled with natural light, and a patio door leads to the backyard—perfect for kids, pets, and summer barbecues. Upstairs, you’ll find two comfortable bedrooms and a full four-piece bathroom. The third level offers excellent versatility with an additional bedroom, a second bathroom, and a den area ideal for a home office or gaming space. The fourth level includes a full-height basement with laundry, utility space, and plenty of room for storage or future development. Recent updates include a newer roof (2014), hot water tank (2018), fresh paint, updated flooring, and recent improvements to the backyard fence. Easy to show with flexible possession available. An excellent opportunity for first-time buyers or families looking to get into the market. Contact your favourite REALTOR® today to book your showing!