

**1251 St Catherine Road N
Lethbridge, Alberta**

MLS # A2289681



\$379,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	961 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Metal

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Stove Fridge, A/C, Garage Door Opener (all appliances as is)

Welcome to 1251 St. Catherine Road N, an illegally-suited home located on an enormous lot on the north side of Lethbridge, offering flexibility and space for a variety of living arrangements. The main floor features a bright living room, a functional kitchen and dining area, two bedrooms including the primary, and an updated 4-pc bathroom with convenient main floor laundry. The layout is practical and comfortable, with natural light flowing through the main living spaces. The fully developed basement offers additional living space and income potential, complete with a large family room and a separate back entrance, ideal for those considering a rental setup. It also includes a second kitchen, a 3-pc bathroom, and an additional bedroom, creating a self-contained living area. Outside, the oversized backyard provides ample space for outdoor activities, gardening, or future development. An upper deck offers a great space for relaxing or entertaining. The home also includes a super single attached garage, adding storage and convenience. Located in a mature northside neighbourhood close to schools, parks, and amenities, 1251 St. Catherine Road N presents a practical opportunity for homeowners or investors seeking space, versatility, and long-term potential. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.