



Anne French
Your REALTOR®
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38 St James Crescent N Lethbridge, Alberta

MLS # A2301644



\$499,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, No Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: fridge (2), stove(2), dishwasher(2), hood fan (2), washer (2), dryer(2), window coverings, garage door opener and control

How suite it is! This well-maintained 1,045 sq. ft. bi-level is ideally located in a quiet northside cul-de-sac, close to schools, shopping, and everyday amenities. Featuring 2+2 bedrooms, the main floor offers a comfortable and functional layout, including a spacious primary bedroom with a 3-piece en-suite and large walk-in closet. Beautiful oak cabinetry and finishing add warmth throughout, while the upper-level laundry and a cozy corner gas fireplace in the living room enhance everyday convenience and comfort. Downstairs, you'll find a professionally developed and PERMITTED illegal 2-bedroom basement suite, completed to a similar standard as the main floor—perfect for extended family or added revenue potential. A separate entry from the backyard provides private and practical access for lower occupants, and there is separate laundry for both levels. Enjoy outdoor living with a private rear deck off the kitchen overlooking a green belt, offering added privacy with no immediate rear neighbours. The location is excellent—just a short walk to the northside dog park, walking paths, and Sobeys, with Walmart, Shoppers Drug Mart, and other major amenities only a quick 5-minute drive away. An ideal opportunity for multi-generational living or investment—this home truly checks all the boxes. Contact your REALTOR® today!