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Love where you live.

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## 38 St James Crescent N Lethbridge, Alberta

MLS # A2301644



# \$459,000

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

<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 Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

**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!