

# \$466,119 - 34 St James Crescent N, Lethbridge

MLS® #A2215311

**\$466,119**

4 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.11 Acres

St Edwards, Lethbridge, Alberta

This home has it all in one package! Quiet, Cul de Sac location, less than a block to the elementary school and backs onto a green strip leading to a playground. This one owner custom built home has many lovely features, with it's vaulted ceilings, large windows and wide open layout. This thoughtfully designed home sits on a pie shaped lot and has a beautiful backyard with tons of perennials just starting to make their appearance , a garden area and an apple tree that produces large juicy apples. Inside you will find 4 bedrooms, 2 1/2 baths, a well thought out kitchen with a spacious panty, and a dining area perfect for entertaining. Laundry is on the main floor and shares its location with the guest 2 Pc bathroom. Above the garage you will find the primary suite which features large windows, a jetted tub with a shower head along with a separate shower, Vanity outside the main bathroom area and one walk in closet and another standard closet. Downstairs you will find the family room with a gas fireplace , two additional bedrooms and a full 4 Pc Bathroom. Upgrades that have been done to this home are, roof in 2016, Central Air, 2024, New Stove, 2024, Hot Water Tank 2023. You have to check out all the inclusions that come with this home including, top end Stainless steel appliances, Central Air, Garburator, Central Vac with a kick sweep, Underground sprinklers front and back with drip system, huge TV and TV stand in the living room, Gazebo, firepit, washer and dryer and window coverings. All



you have to do is move in. Seller can accommodate a quick possession.

Built in 2000

### Essential Information

MLS® #	A2215311
Price	\$466,119
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,113
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	34 St James Crescent N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6M5

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Portable Dishwasher

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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