

\$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

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|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 8 |
| Zoning | R-L |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
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