

**1538 St Edward Boulevard N
Lethbridge, Alberta**

MLS # A2275564



\$315,000

Division:	St Edwards		
Type:	Residential/House		
Style:	4 Level Split		
Size:	907 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-LZ
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, curtains and rods

This well-maintained four-level split offers 906.85 sq ft of above-grade living space, with just over 1,700 sq ft of total potential living area. The main level features a bright, open-concept layout with a spacious living room and an inviting kitchen, with all appliances included. The space is filled with natural light, and a patio door leads to the backyard—perfect for kids, pets, and summer barbecues. Upstairs, you’ll find two comfortable bedrooms and a full four-piece bathroom. The third level offers excellent versatility with an additional bedroom, a second bathroom, and a den area ideal for a home office or gaming space. The fourth level includes a full-height basement with laundry, utility space, and plenty of room for storage or future development. Recent updates include a newer roof (2014), hot water tank (2018), fresh paint, updated flooring, and recent improvements to the backyard fence. Easy to show with flexible possession available. An excellent opportunity for first-time buyers or families looking to get into the market. Contact your favourite REALTOR® today to book your showing!