

7 St James Bay N  
Lethbridge, Alberta

MLS # A2280998

**\$415,000**



<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<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>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		
<b>Inclusions:</b>	none		

Perfect starter home for first-time home buyers! This bright and well-maintained 4-bedroom, 2-bathroom home offers a functional layout with plenty of natural light throughout. The main floor features two bedrooms, a full bathroom, and an open-concept living room with laminate flooring flowing into the kitchen and dining area. Enjoy a bright living space, a U-shaped kitchen with stainless steel appliances, and a dining area with direct access to the deck—ideal for entertaining. The fully developed basement includes a cozy living room with updated carpet, two additional bedrooms, a full bathroom, and a laundry area. Recent updates include a new roof (2024), new hot water tank, serviced furnace, and central air conditioning. Outside, you'll find a double detached garage, front driveway, and ample parking. Conveniently located near schools, Legacy's 73-acre environmental reserve, gas station, and close to all amenities. A fantastic opportunity to own your first home!