



Anne French
Your REALTOR®
Love where you live.

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1537 St Francis Road N
Lethbridge, Alberta

MLS # A2175363



\$279,900

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | St Edwards | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 897 sq.ft. | Age: | 1977 (47 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Low Maintenance Landscape | | |

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LZ

Utilities: -

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings

Welcome home to this unique 4 bedroom, 2 bathroom home, designed for comfort and easy living! Over the years, this home has received numerous thoughtful upgrades, including updates to the exterior, windows, fence, and a new furnace! Inside, you'll find a spacious and unique layout that truly sets this home apart. The main level features a kitchen, dining & living room. Upstairs, there are 2 bedrooms and a full bathroom. The third level has a large family room, great for entertaining and movie nights! The basement has 2 more bedrooms and a 3 piece bathroom with cool tiled shower! Each room in the home is generously sized, to suit family living or hosting guests. With off-street parking and a price point well below 300K, this home combines charm, functionality, and exceptional value. It's an opportunity you won't want to miss - schedule a viewing with your favorite REALTOR to see for yourself!