

\$264,000 - 108 St James Boulevard N, Lethbridge

MLS® #A2092722

\$264,000

3 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.06 Acres

St Edwards, Lethbridge, Alberta

Introducing 108 Saint James Blvd., a charming and affordable two-story half duplex located in the north. This cozy home boasts a lovely bay window in the living room and the master bedroom, adding an inviting touch of natural light. Notably, the main floor features a convenient half bath, ensuring your guests don't need to go upstairs to use the four-piece bathroom.

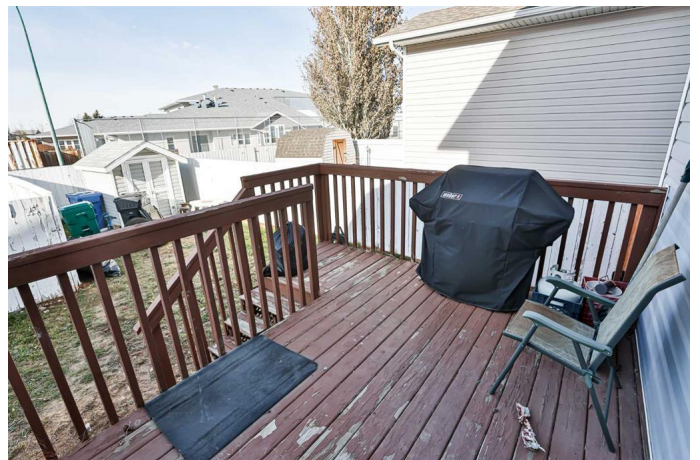
The primary bedroom impresses with its generous size and comes complete with his and her closets, providing ample storage space. Additionally, there are two more bedrooms on the upper floor, accommodating the needs of your family or guests.

A standout feature of this property is the absence of condo fees, offering you financial flexibility. The home also includes a parking pad, ensuring convenient access for your vehicles. Furthermore, the property backs onto the school parking lot, providing a peaceful and open view.

To top it off, a new roof was installed just a year and a half ago, ensuring long-lasting durability and peace of mind. Don't miss out on this opportunity! Contact your favorite realtor today to schedule a viewing of this home.

Built in 1999

Essential Information



MLS® #	A2092722
Price	\$264,000
Sold Price	\$257,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	108 St James Boulevard N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6M4

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Front Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	January 6th, 2024
Days on Market	50
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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