

\$245,000 - 1312 St. Andrew Road N, Lethbridge

MLS® #A2223841

\$245,000

3 Bedroom, 2.00 Bathroom, 763 sqft

Residential on 0.08 Acres

St Edwards, Lethbridge, Alberta

Looking for a home you can make your own? This spacious 4-level split half duplex offers incredible potential with plenty of room to grow and the big-ticket items already taken care of!

Featuring 3 bedrooms and 1.5 bathrooms, this home is ideal for families or first-time buyers ready to roll up their sleeves and add their own personal touch. A few cosmetic updates like flooring, paint, and baseboards, and bringing life back into the backyard will go a long way in unlocking its full charm. You will be very impressed by the amount of natural light this home offers! If you are so inclined there is also a 3 season sunroom that with some love and attention could be a fantastic space as well!

The family room on the lower level is a perfect hangout space for teens, gaming, or a cozy movie night. Need a little privacy? You'll love the private backyard, ideal for pets, gardening, or simply enjoying a sunny afternoon.

Located close to schools and essential amenities, this home offers both convenience and community.

Key features to know about! Torch down roof replaced in 2015, Furnace & Central A/C updated in 2017, Updated windows throughout except one bedroom & the living room. Located on a quiet street in a great



family-friendly area

With solid bones and loads of potential, this home is ready for its next chapter. Come take a look with your Realtor® and imagine the possibilities!

Built in 1970

Essential Information

MLS® #	A2223841
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	763
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	1312 St. Andrew Road N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2P7

Amenities

Parking Spaces	3
Parking	Off Street, Carport

Interior

Interior Features	High Ceilings
Appliances	Central Air Conditioner, Electric Stove, Microwave, Refrigerator

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Membrane
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	21
Zoning	R-L

Listing Details

Listing Office	eXp Realty of Canada
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