



GRASSROOTS
REALTY GROUP

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1305 7 Street N
Lethbridge, Alberta

MLS # A2318330



\$795,000

Division:	Staffordville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,774 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Double Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Fridge x 2 Dishwasher x 2 Stove x 2 Microwave hood fan x 2 mini deck fridge		

Welcome to 1305 7 Street N — a beautiful and traditional craftsman-style home built in 2014, offering space, versatility, and an unbeatable northside location. Conveniently situated just off Scenic Drive and Stafford Drive, this property provides quick access across the city while being steps from the coulees with scenic walking paths and a great sledding hill. Enjoy family-friendly living only 4 minutes from Legacy Park. Exceptional functionality with a true double attached garage in the front and an additional detached shop/double garage at the rear with alley access (both heated). A rare bonus is the legal suite above the garage, creating excellent income potential or flexible multigenerational living options. This thoughtfully designed 1,888 sq. ft. two-storey home offers an ideal family layout with 4 bedrooms and 3.5 bathrooms. The main floor features a dedicated office, perfect for working from home or homework space, while the spacious basement provides an excellent area for kids to play, entertain, or relax. Designed with comfort and function in mind, this home offers room for the whole family to grow. Step outside into a backyard built for making memories. The large yard includes underground sprinklers, a stunning 15' x 30' covered patio ideal for entertaining, a hot tub, in-ground trampoline, and a massive sandbox — creating the ultimate outdoor space for both kids and adults to enjoy. Adding tremendous value is the legal 842 sq. ft. Suite with separate entrance above the garage, featuring 2 bedrooms, 1 full bathroom, and its own laundry. Whether used as a mortgage helper, rental income opportunity, guest accommodation, or space for extended family, this suite adds flexibility and long-term value rarely found in the market.