



GRASSROOTS
REALTY GROUP

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1259 St Catherine Road N
Lethbridge, Alberta

MLS # A2342612



\$549,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2

Welcome to 1259 St. Catherine Road! This fully renovated 4-bedroom, 2-bathroom home sits on a massive corner lot and offers an excellent combination of modern updates, functional living space, and income potential. The home has been updated throughout, featuring renovated kitchens and bathrooms, updated flooring, and fresh paint on both levels. The main floor offers a bright kitchen with direct access to the back deck and spacious yard, along with a comfortable living room, two bedrooms, and a full bathroom. The fully developed lower level features a family room, two additional bedrooms, a 3-piece bathroom, laundry, and a second renovated kitchen. With its separate entrance and illegal suite setup, the lower level offers excellent potential for additional rental income or multi-generational living. Outside, you'll find a massive corner lot with a carport, detached single garage, ample parking, and plenty of yard space. With the renovations already completed, a separate lower-level entrance, and an illegal suite offering income potential, this home is a great opportunity for investors, families, or those looking for added flexibility. Outside, enjoy the oversized corner lot with a carport, detached single garage, ample parking, and plenty of yard space. This is an opportunity you won't want to miss!