



GRASSROOTS
REALTY GROUP

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**1, 1584 Stafford Drive N
Lethbridge, Alberta**

MLS # A2320160



\$425,000

Division:	Staffordville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, P		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s)

Inclusions: Fridge, stove, OTR microwave, dishwasher, all Hunter Douglas window coverings, mirrors in each bathroom, closet organizers, garage door opener & remote, New Home Warranty, air conditioner.

A rare end-unit gem that BACKS ONTO THE COULEE with SOUTH exposure, no neighbors behind and breathtaking mountain views! Step out your back door and immediately connect with nature—this unit offers direct access to an expansive network of walking and biking trails that lead you all the way down to the river. Whether you're an outdoor enthusiast or simply looking for a peaceful place to unwind, this location is unbeatable. Inside, this beautifully designed home features 3 spacious bedrooms upstairs, including a large primary suite complete with a luxurious ensuite. A 4-piece bathroom serves the two additional upstairs bedrooms, offering comfort and convenience for the whole family. The main floor is open, bright, and inviting—perfect for entertaining or relaxing. The eat-in kitchen and dining area seamlessly flow into the living room, and out onto your private deck with a pergola—ideal for summer BBQs or quiet mornings with a coffee, surrounded by natural beauty. Need more space? The partially developed basement includes a fourth bedroom, another 3-piece bathroom with a future walk in shower, and an additional living room—perfect for guests, teens, or a home office. There's also ample storage under the stairs and in the laundry room. Enjoy a maintenance-free lifestyle in a well-managed complex with low condo fees, no age restrictions, and pet-friendly policies. Located just minutes from schools, grocery stores, transit, and Stafford Drive—this home offers quick access to anywhere in the city, while still being tucked away in one of the most scenic spots in the neighbourhood. Don't miss this opportunity to live where comfort, convenience, and nature come together.