



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 1568 Stafford Drive N
Lethbridge, Alberta

MLS # A2332253



\$390,000

Division:	Staffordville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Pantry, Recessed Lighting, See Remarks		

Inclusions: N/A

Luxurious townhouse in great central location. Close to downtown, industrial and highway access. Backs onto coulee and park lands. This posh home features 2 primary bedrooms with ensuites. Upgraded flooring throughout including durable, yet stylish vinyl plank on the main floor. Spacious kitchen with attached pantry, high end appliances, and quartz counter tops. Out back the private fenced yard is a little oasis, with a pergola, gas line to barbecue, and full landscaping. If the yard isn't large enough you can enjoy adventures abound with acres of coulee lands directly behind. There is a good sized single garage with driveway parking for 2 more vehicles. Upstairs you'll find 2 primary bedrooms, one measuring in at 17 feet in length, while the other one is generously sized as well. Both ensuites feature double vanities while the shower located in the larger primary quarters is fully tiled and absolutely stunning. Laundry is conveniently located on the upper floor. There is also a 2 piece bathroom on the main floor perfect for guests. The partially developed basement is drywalled and taped with another living space, bedroom, storage and bathroom. Electrical outlets are even run. The basement would be very easy to complete leaving some bathroom fixtures, paint, flooring and trim to complete. Other extras include soft close kitchen cabinetry, central air, composite exterior siding and more! This townhouse in an incredible value with potential for 3 bedrooms, 2 living areas, a garage, view lot, and 3.5 bathrooms under 400k.