



GRASSROOTS
REALTY GROUP

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**3, 1608 Stafford Drive N
Lethbridge, Alberta**

MLS # A2340548



\$425,000

Division:	Staffordville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Built in 2023, this beautifully finished 2-storey townhouse offers modern living, thoughtful design, and a fantastic location near the Northside coulee walking and cycling paths. With 4 bedrooms, 3.5 bathrooms, a fully developed basement, and a private, low-maintenance yard, this home offers plenty of space for families, professionals, or anyone looking for the convenience of newer construction without sacrificing comfort. The main floor features a bright, open-concept layout designed for everyday living and entertaining. The U-shaped kitchen offers an abundance of countertop space, plenty of cabinetry, a large peninsula, stainless steel appliances, and an impressive walk-in pantry. Open to the dining and living areas, this space creates a welcoming hub for family life and entertaining alike. Sliding glass doors lead outside to a small deck with a gazebo and a private, beautifully landscaped yard finished with high-quality turf for easy maintenance and year-round enjoyment. Upstairs, you'll find a spacious primary retreat with large windows, a separate walk-in closet with a stylish barn door, and a beautiful ensuite featuring double vanities and a large tiled walk-in shower. There are two additional bedrooms, and a 4-piece main bathroom on this upper level, as well as the added convenience of laundry on this floor to complete this level. The fully developed basement adds even more valuable living space with a cozy family room, an additional bedroom, and another full bathroom featuring a tiled walk-in shower. An attached single garage and large driveway provide plenty of convenient parking, while the home's location offers easy access to the nearby coulee pathways for walking, cycling, and enjoying the outdoors. Modern, move-in ready, and designed for easy living—this beautiful newer townhouse offers the space you need and

the low-maintenance lifestyle you'll love!