



GRASSROOTS
REALTY GROUP

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4, 1600 Stafford Drive N
Lethbridge, Alberta

MLS # A2351436

\$399,900

Division:	Staffordville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2022 (4 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, Landscaped, Level, Low Maintenance Landscape, No Back Lane		

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:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, window coverings, washer/dryer, central air, garage door opener + remote

Welcome to this spacious 3 bedroom end unit home offering an ideal combination of convenience, comfort, and low maintenance living! The upper level features laundry, three generously sized bedrooms, including a primary bedroom with a 4 piece ensuite, along with an additional full bathroom. The main floor offers an open concept layout with a bright, inviting living space, a functional kitchen and dining area, and a convenient 2 piece bathroom. Looking for additional potential? The basement already features an additional bedroom and bathroom, along with a roughed in living room, providing an excellent opportunity to create more functional living space to suit your needs. One of the standout features of this location is the easy access to Lethbridge's beautiful coulees and extensive walking and biking trails, located right beside the development. Step outside and enjoy the natural beauty of the river valley, scenic pathways, and nearby parks, making it easy to embrace an active outdoor lifestyle right from your doorstep. You are also conveniently located near Legacy Park, offering even more green space and recreational opportunities for the whole family. Families will appreciate the abundance of schools in the surrounding area, along with nearby grocery stores, shopping, and everyday amenities. Commuting is a breeze with convenient access to Stafford Drive, connecting you to major routes throughout the city and making it easy to get where you need to go in just minutes. As an end unit, this home also benefits from a generously sized backyard, offering additional outdoor space to relax, entertain, or enjoy with family and friends. With a low maintenance lifestyle, minimal condo fees, pet friendly bylaws, and no age restrictions, this property offers flexibility for first time buyers, growing families, and investors alike. Enjoy the best of convenience and outdoor living, with

schools, parks, coulee trails, and essential amenities all close to home!