



**GRASSROOTS**  
REALTY GROUP

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**1002 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2214876**



**\$279,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Washer, Dryer

Welcome to OPPORTUNITY! This 3-bedroom, 1-bathroom bungalow in North Lethbridge is BURSTING with potential and ready for your personal touch. Sitting on a huge lot with convenient back alley access, there's plenty of room with off street parking and/or enjoy the outdoor living space. Inside, you'll find a separate side entrance leading to a spacious unfinished basement—a blank canvas just waiting for your ideas! Whether you envision a cozy family room, extra bedrooms, or a secondary suite, the possibilities are endless. The main floor has newer vinyl plank and original hardwood in the living room - a nod to this 1950s built home! Add your updates, your style, and your vision to truly make this home your own. Whether you're a first-time buyer, investor, or someone looking for a great project, this Northside gem is worth a look and ready for you to make it your own!