



**GRASSROOTS**  
REALTY GROUP

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**837 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2222630**



**\$344,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance		

**Inclusions:** See attached.

This is a great opportunity for anyone looking for a smart investment or a home with a built-in mortgage helper. 837 Stafford Drive North is a fully suited property (illegal) with two separate living spaces, each with its own entrance, kitchen, laundry, and plenty of privacy. It sits on a huge 50 by 130 foot lot with back lane access and a big backyard that backs directly onto a park. There's tons of room to build a garage or just enjoy the extra outdoor space. The location is hard to beat - close to schools, parks, public transit, and just minutes from the coulees. Inside, the main floor features a bright living room, an updated kitchen with soft-close cabinets, quartz countertops, and a gas range. There are two good-sized bedrooms, a full bathroom, and your own laundry. The basement suite has its own entrance, a spacious living room, modern kitchen, one bedroom, full bathroom, and in-suite laundry. Extra insulation in the walls and ceiling adds comfort and helps reduce sound. Major updates include newer shingles, windows, flooring, and furnace. Whether you're a first-time buyer or an investor, this is a solid property in a great location. e all been updated over the years. Whether you're buying your first place and want some rental income, or you're an investor looking for a move-in ready property, this one is definitely worth a look.