



GRASSROOTS
REALTY GROUP

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**5, 1568 Stafford Drive N
Lethbridge, Alberta**

MLS # A2232031

\$405,000



Division:	Staffordville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry		

Inclusions: Fridge, stove, dishwasher, OTR microwave, blinds, new home warranty.

This is the LAST UNIT in the ENTIRE DEVELOPMENT and it has upgrades! No carpet - Vinyl flooring throughout, upgraded stove, and the basement drywall is complete! Welcome to 1568 Unit 5 - you will LOVE this end unit with a large backyard & oversized driveway! You can have a maintenance free lifestyle, and relax. Pets are allowed, no age restrictions, and minimal condo fees. Access to the coulees is right beside the development, where you will find walking/biking trails to the river bottom, and parks. This unit is a DOUBLE PRIMARY SUITE HOME WITH LAUNDRY ON THE UPPER LEVEL, there is a generous size open floor plan living space/kitchen & dining room with a 2pc bathroom on the main floor! Close proximity to schools, groceries, transportation, and Stafford Drive - where can get you anywhere in minutes. Basement is partially finished - ready for finishing, with an additional bedroom & 3pc bathroom, living room roughed in, have it finished for possession day! (Note: Photos are of a similar model as this home but it is still under construction and may not depict actual finishes of the home).