



**GRASSROOTS**  
REALTY GROUP

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1, 1580 Stafford Drive N  
Lethbridge, Alberta

MLS # A2234508



**\$395,000**

<b>Division:</b>	Stafford Manor		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Quartz Counters		

**Inclusions:** 2 x freezers, Google Smart Home

End unit townhome in a fantastic, accessible location! Close proximity to amenities and backing onto the coulees, this fully finished 2 storey home is a turn-key, low maintenance dream! The main floor is a bright and welcoming space that offers an open concept living, dining and kitchen area with a walk-in pantry, quartz counters and tremendous views! Heading upstairs there are 2 well sized bedrooms, along with a 4 piece bathroom and a 3 piece ensuite that boasts a huge (and gorgeous) walk-in tiled shower. The finished basement offers a family room, laundry room and 3 piece bathroom with yet another walk-in tiled shower. The patio in your backyard has a gazebo to enjoy the south-facing view.