



**GRASSROOTS**  
REALTY GROUP

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1, 1580 Stafford Drive N  
Lethbridge, Alberta

MLS # A2234508



**\$400,000**

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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.