



GRASSROOTS
REALTY GROUP

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**203 Stafford Boulevard N
Lethbridge, Alberta**

MLS # A2246503



\$439,900

Division:	Stafford Manor		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Water Softner, Air Exchanger, shelving in garage and utility room Garage door opener and 1 remote, central vac and attachments

Welcome to this 3 bed 3 bath bungalow, located in a quiet neighborhood on the northside. On the main floor you will find a relaxing living room, functional kitchen and dining room. Also 2 large bedrooms and a main bath with a jetted tub, plus a 3 piece primary ensuite and main floor laundry. Head on downstairs to a large family room with 9 foot ceilings and plenty of space to add a 4th bedroom if needed. There is also another bedroom and a 3 piece bathroom, a finished under the stairs storage space plus an extra huge storage/utility room. Out back you will find a deck to relax on while enjoying your beautifully landscaped backyard. This home has been well maintained over the years which shows pride of ownership.