



GRASSROOTS
REALTY GROUP

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609 Stafford Drive
Lethbridge, Alberta

MLS # A2268639



\$245,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great investment opportunity in the established community of Staffordville, Lethbridge! This bungalow offers plenty of potential and is ideal for investors or renovators looking for a project. The home needs significant work but has solid bones and great possibilities to build equity. Featuring 5 bedrooms and separate basement entrance, it's well-suited for developing a secondary suite pending approval from the city or creating additional living space. Located in a quiet, mature neighborhood close to schools, parks, and amenities—this property is ready for your vision to bring it back to life! Book your showing today!