



**GRASSROOTS**  
REALTY GROUP

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**629 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2269414**



**\$250,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	777 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Gravity, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover the potential at this well-located property! This is a fantastic opportunity for a buyer looking to put their personal touch on a home with a great footprint and an excellent location. 2 Bedroom, 2 Bathroom Parking: Single Car Detached Garage Lot: Large Lot featuring mature trees, offering excellent shade and established curb appeal. Situated in a desirable area, you'll enjoy unparalleled convenience: Minutes from Recreation: Easy access to the local baseball diamond. Family Friendly: Close proximity to local schools. Convenience at Your Doorstep: Just a short distance from shopping centres and essential amenities. The Potential: This home is ready for its next chapter! While the property is priced to reflect that it needs some work and updates, it offers solid bones and is ready for someone to invest sweat equity and realize its full potential. Imagine designing the kitchen and bathrooms exactly how you've always wanted! Don't miss out on this chance to secure a prime piece of real estate in Lethbridge! Perfect for investors, first-time buyers ready for a project, or anyone wanting a large yard in a sought-after neighbourhood.