



**GRASSROOTS**  
REALTY GROUP

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**89 Stafford Boulevard N  
Lethbridge, Alberta**

**MLS # A2277294**



**\$509,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Greenbelt, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

<b>Inclusions:</b>	Window Coverings
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Immaculate raised bungalow with main-floor laundry and a bright, inviting atmosphere. This custom-built Soroka Homes property showcases exceptional care and thoughtful design throughout. Four bedrooms plus a flex room. Clean finishes, and well-chosen fixtures create a modern, cohesive look. Updated flooring including vinyl plank and carpet. Hot water tank is 1 year old. The low-maintenance front yard and fully fenced backyard (57 ft wide) back onto green space with a nearby playground and side onto a walkway. The 18 x 21 ft attached garage is drywalled and insulated (ceiling not insulated) and includes a convenient side man door. The fully developed lower level offers excellent natural light, a cozy fireplace with fan and thermostat control, a versatile flex space (part of family room measurement) that could be converted to an additional bedroom.