



**89 Stafford Boulevard N
Lethbridge, Alberta**

MLS # A2277294

\$509,900



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

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

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.