



GRASSROOTS
REALTY GROUP

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**19 Staffordville Crescent N
Lethbridge, Alberta**

MLS # A2282060



\$399,900

Division:	Staffordville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,415 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, range hood, dishwasher, washer/dryer, window hardware & coverings, tv mount and built in bed/bench and shelf in bottom right bedroom, built in computer desk in downstairs left bedroom, kinetic switch gas stove/fireplace (never used), shed As is/Where is

Perfect for a growing family, this updated 4-level split in the Northside Staffordville neighborhood is a place where everyday life just works. With 1,855 sq.ft. of fully finished living space, including 4 bedrooms and 2 bathrooms, there's room for kids to grow, space to spread out, and smart separation for busy family schedules. Two living rooms make all the difference with a welcoming main space for family time and a lower-level hangout that's ideal for movie nights, play space, or a quiet retreat once the kids are in bed. The split-level layout offers thoughtful bedroom separation, giving parents and kids their own zones while still feeling connected. At the heart of the home, the updated kitchen blends function and style with a warm, moody color palette that feels both modern and cozy which makes it feel perfect for school-morning chaos, family dinners, and weekend baking sessions. Step outside to a large, green backyard designed for entertaining, summer BBQs, and safe space for kids to run and play in this quiet cul-de-sac. Located minutes from the Coulees, this home gives your family easy access to walking and biking paths that lead straight to Softball Valley and the river which is ideal for after school adventures and active weekends. With 12 schools, parks, transit, shops, pubs, and quick access to main commuting routes nearby, this is a home that supports family life now and for years to come.