



**49 Stafford Road N  
Lethbridge, Alberta**

**MLS # A2131066**



**\$395,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Stafford Manor         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,280 sq.ft.           | <b>Age:</b>   | 1990 (34 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private    |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows |                   |     |

**Inclusions:** A/C

Pride of ownership is evident inside and outside of this home. There is a formal dining room, and the kitchen has a corner pantry and moveable island. The master bedroom is super-sized with a walk-in closet and 3 pc ensuite. Down in the third level you will find a large family room, a bedroom and another full bath. The fourth level is perfect for storage. Recent updates include furnace and A/C in 2022, hot water tank in 2023 (also backflow preventer water valve installation), asphalt shingles in 2023 , O.H. Door Opener in 2023, and paint in 2024. You will enjoy the private yard and Trex Decking in the summer. Definitely add this well-maintained home to your viewing list!