



**3, 1604 Stafford Drive N
Lethbridge, Alberta**

MLS # A2139331



\$349,900

Division:	Staffordville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,309 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Level, Standard Shaper		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Asphalt	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, OTR microwave, window coverings, garage door opener with remote, NHW		

Welcome to 1604 Unit 3 - you will LOVE this inside unit with a large backyard & oversized driveway! You can have a maintenance free lifestyle, and relax. Pets are allowed, no age restrictions, and minimal condo fees. Access to the coulees is right beside the development, where you will find walking/biking trails to the river bottom, and parks. There are 2, and 3 bedroom plans available with high quality finishes throughout. This unit is a DOUBLE PRIMARY SUITE HOME WITH LAUNDRY ON THE UPPER LEVEL, there is a generous size open floorplan living space/kitchen & dining room with a 2pc bathroom on the main floor! Close proximity to schools, groceries, transportation, and Stafford Drive - where can get you anywhere in minutes. Basement is partially finished, and at the drywall stage - ready for finishing, with an additional bedroom & 3pc bathroom, living room roughed in, have it finished for possession day! There are currently only 2 Units left in the 1604 Block! The final 6-plex is now under construction on the Coulee side. (Note: Photos are of a similar model as this home but it is still under construction and may not depict actual finishes of the home).