



**136 Stafford Boulevard N
Lethbridge, Alberta**

MLS # A2146303



\$429,900

Division:	Stafford Manor		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Private, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Sump Pump(s)		

Inclusions: Fridge, Stove (with divided oven), Dishwasher, Washer, Dryer, Laundry Wash Tub, Freezer, WindowCoverings, A/C, Garage Overhead Opener and Remote(s), Water Conditioner, Reverse Osmosis System, Furnace Humidifier, Built in Vac and Attachments, Wall TV in Basement Family Room, Storage Shelves in Storage Room, Underground Sprinklers and Control, Freestanding Electric Fireplace (as is)

An absolute peach! Gleaming with pride of ownership and loaded with updates this fully finished bilevel is truly turn key ready. Let's jump right into the major items that have been done already such as front and back yard landscaping refresh (2023); full kitchen reno including cabinets, flooring, quartz, paint, fridge, dishwasher, hood fan, and fixtures (2020); counter tops, sinks, and backsplashes in all 3 bathrooms replaced (2020); HW tank (2019); basement flooring (2018); and shingles (2013). Apart from the updates the sellers have kept on top of the property maintenance with additional items such as regular furnace service (recently replaced motherboard) and such. The main level is tremendously open and is filled with natural light. The lower level boasts a fabulous office/craft room (that could be a 4th bedroom), dry storage room, and spacious utility room. Out back you'll find a protected rear deck overlooking a lush, and private back yard which is definitely a bird watcher's paradise. Located on a quiet street in Stafford Manor, this property is sure to please.