



**GRASSROOTS**  
REALTY GROUP

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**742 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2162343**



**\$269,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Glass, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** fridge, stove, washer, window coverings, deep freezer, a/c unit, shed

Cute as a button and a great place to start, welcome to this 1960's northside bungalow on a large lot with room to grow. Well maintained but largely original inside with 2+1 bedrooms, a 4-piece bath, 3rd bedroom down and original hardwood floors. If you've ever heard of a house having "good bones" this is it! The full basement is unfinished save the one bedroom so it's an otherwise clean slate to do with what you wish. More bedrooms, a large family room, leave is as a workshop, build a suite, the choice is yours. Outside you'll find a well manicured 50 X 115 lot with a nice garden shed, the central air conditioning unit and a new shingles just last year. This fine little home just needs someone to show it some love and it'll be a great place to begin your home ownership dream!