



**414 Stafford Bay N  
Lethbridge, Alberta**

**MLS # A2164838**



**\$324,000**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Membrane
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Shed in back yard

This home is located in a quiet North Lethbridge neighborhood, close to parks, shopping, schools, dog parks and numerous walking pathways connecting you to the rest of the city. This home has two bedrooms up and two down, with a full bathroom on the main floor and a 3 piece bathroom downstairs, with bright updates and a hot tub room. The backyard has lots of space to enjoy the beautiful Southern Alberta weather and is shaded by large trees that are a staple in this area of the city. There is off street parking on the driveway and is located in a low traffic, mature area of the city. Due to its central location and proximity to parks, schools, services and the downtown, this home is a great starter home of investment opportunity.