



2, 1568 Stafford Drive N  
Lethbridge, Alberta

MLS # A2173494



**\$379,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Shared Dr		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s)

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, window coverings, garage door opener with remote, NHW

There is only FOUR UNITS LEFT in the ENTIRE DEVELOPMENT! Welcome to 1568 Unit 2 - 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! (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).