



**633 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2202553**



**\$399,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

**Heating:** Forced Air

**Floors:** Carpet

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

A high percentage of this excellent house has been renovated with new materials, including furnace, hot water tank, kitchen, bathrooms, drywall, flooring, some walls, electrical system & panels in house and garage, plumbing/copper pipes, appliances, windows, doors, trim, fixtures, roofing, and more. It's a new house inside! There is even a brand new bathroom in the basement too. Enjoy the mature, treed lot. The backyard is fenced with new fence across the back. Great parking spots off the alley and in the garage, plus a front driveway, so you have room for vehicles and/or R.V. in front or back. Convenient location with views out the front of Dave Elton Park, and situated right between Senator Buchanan Elementary and Immanuel Christian Secondary Schools!