

824 Stafford Drive N
Lethbridge, Alberta

MLS # A2343378



\$319,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	799 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Welcome to 824 Stafford Drive N in Lethbridge. Offered for sale for the first time, this 3 bedroom, 1 bathroom home brings together original character, a practical layout, and a central location with plenty of room to make it your own. The main floor features a comfortable living room, kitchen and dining area, two bedrooms, and a full bathroom. There's a simple, functional flow throughout, with the kind of charm and personality that's hard to replicate. Downstairs, you'll find a large rec room, a third bedroom, and a generous combined laundry, mechanical, and storage area that gives you plenty of flexibility for day-to-day living. A convenient side entrance adds another layer of functionality and makes access to the lower level easy. Outside is where the property really opens up. The large yard offers plenty of usable space, while alley access creates excellent potential for a future detached garage, additional parking, or simply more room to customize the property to suit your needs. With its central Lethbridge location, first-time-to-market status, and a footprint that offers both immediate usability and future potential, 824 Stafford Drive N is a property with a lot of possibilities.