Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

97 Stafford Road N
Lethbridge, Alberta

MLS # A2352914

$439,900

Division:	Stafford Manor		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,325 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: Fridge, Oven, Cook Top, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Motorized awning in back yard, Out door table & chairs. water softner as is.

Welcome to this lovingly maintained, one-owner 4-level split! Featuring a one-of-a-kind floor plan with a main-floor addition, this property offers an exceptionally spacious and bright living area filled with natural light. The functional, light-filled kitchen flows seamlessly into the main living spaces and the dining area. The top level includes two bedrooms, highlighted by a primary suite with a dedicated 3-piece ensuite shower, as well as a second full bathroom. Moving down, the fully developed third level has plenty of living space and the laundry area. The fully finished fourth level has a third large living space, a fourth bedroom (window may not meet egress), and a third full bathroom featuring a walk-in shower. With three separate living areas in this home, there is plenty of room for everyone. Other features include central air, a finished, double, attached heated garage, and a backyard awning. Both the front and backyard feature low-maintenance landscaping. Located with easy access to nearby parks and shopping, this home is available for quick possession! Call your REALTOR® today to view.

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