

# \$379,900 - 2, 1568 Stafford Drive N, Lethbridge

MLS® #A2173494

**\$379,900**

2 Bedroom, 3.00 Bathroom, 1,295 sqft  
Residential on 0.04 Acres

Staffordville, Lethbridge, Alberta

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).



Built in 2024

## Essential Information

MLS® #	A2173494
Price	\$379,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,295
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 1568 Stafford Drive N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7G8

### **Amenities**

Amenities	Snow Removal
Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Shared Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Bar, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, Rectangular Lot, Street Lighting, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	58
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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