



Anne French
Your REALTOR®
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414 Stafford Bay N
Lethbridge, Alberta

MLS # A2164838



\$324,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1984 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Shed in back yard

This home is located in a quiet North Lethbridge neighborhood, close to parks, shopping, schools, dog parks and numerous walking pathways connecting you to the rest of the city. This home has two bedrooms up and two down, with a full bathroom on the main floor and a 3 piece bathroom downstairs, with bright updates and a hot tub room. The backyard has lots of space to enjoy the beautiful Southern Alberta weather and is shaded by large trees that are a staple in this area of the city. There is off street parking on the driveway and is located in a low traffic, mature area of the city. Due to its central location and proximity to parks, schools, services and the downtown, this home is a great starter home of investment opportunity.