

# \$344,900 - 837 Stafford Drive N, Lethbridge

MLS® #A2222630

**\$344,900**

3 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.15 Acres

Senator Buchanan, Lethbridge, Alberta

This is a great opportunity for anyone looking for a smart investment or a home with a built-in mortgage helper. 837 Stafford Drive North is a fully suited property (illegal) with two separate living spaces, each with its own entrance, kitchen, laundry, and plenty of privacy. It sits on a huge 50 by 130 foot lot with back lane access and a big backyard that backs directly onto a park. There's tons of room to build a garage or just enjoy the extra outdoor space. The location is hard to beat - close to schools, parks, public transit, and just minutes from the coulees. Inside, the main floor features a bright living room, an updated kitchen with soft-close cabinets, quartz countertops, and a gas range. There are two good-sized bedrooms, a full bathroom, and your own laundry. The basement suite has its own entrance, a spacious living room, modern kitchen, one bedroom, full bathroom, and in-suite laundry. Extra insulation in the walls and ceiling adds comfort and helps reduce sound. Major updates include newer shingles, windows, flooring, and furnace. Whether you're a first-time buyer or an investor, this is a solid property in a great location. e all been updated over the years.

Whether you're buying your first place and want some rental income, or you're an investor looking for a move-in ready property, this one is definitely worth a look.

Built in 1955



## Essential Information

MLS® #	A2222630
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	837 Stafford Drive N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2B7

## Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Stall

## Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle

Construction	Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-L

**Listing Details**

Listing Office	Lethbridge Real Estate.com
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