

\$397,000 - 2, 1572 Stafford Drive N, Lethbridge

MLS® #A2247389

\$397,000

3 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

Staffordville, Lethbridge, Alberta

Welcome to this very lightly lived in townhome in the beautiful Stafford Ridge community. You could easily consider it like new. It backs right onto the coulees, so you can enjoy peaceful views and step straight onto the walking and biking trails. It's such a quiet and scenic spot, perfect for anyone who loves nature but still wants to be close to everything.

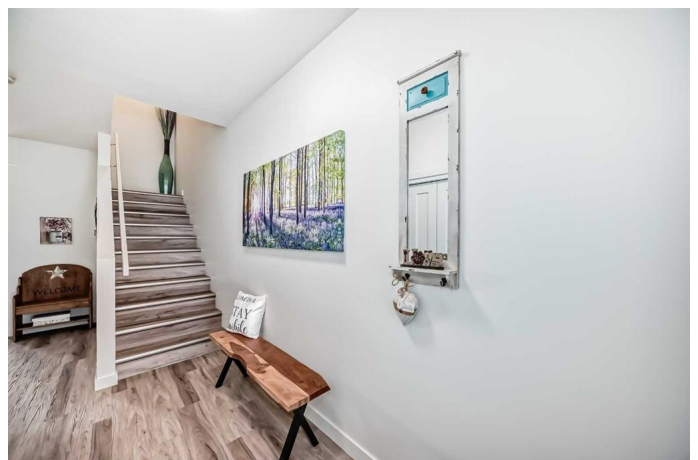
The main floor is bright and open, with the living room flowing into the dining area and kitchen. The kitchen has plenty of cabinet space and a great view out to your private deck, which is perfect for morning coffee or summer BBQs with friends and family.

Upstairs there are three spacious bedrooms, including a large primary suite with its own ensuite bathroom. There's also a full 4 piece bath for the other two bedrooms.

The basement is already framed and drywalled with a bathroom roughed in, so it would be quick to finish. You could easily add another bedroom, bathroom and a family room, giving you even more space to enjoy.

This home also has central A/C to keep you cool in the summer, a water softener already installed for extra comfort, and an attached single car garage for parking and storage.

The complex is well managed and has low condo fees with no age restrictions. It's



just minutes from schools, shopping, transit and Stafford Drive, so it's close to everything while still being tucked away in a peaceful spot.

If you're looking for a home that's move in ready, feels like new, and offers both comfort and beautiful views, this is it.

Built in 2022

Essential Information

MLS® #	A2247389
Price	\$397,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 1572 Stafford Drive N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7G8

Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views, Desert Back, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	REAL BROKER
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