

# \$425,000 - 1, 1584 Stafford Drive N, Lethbridge

MLS® #A2243791

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.04 Acres

Staffordville, Lethbridge, Alberta

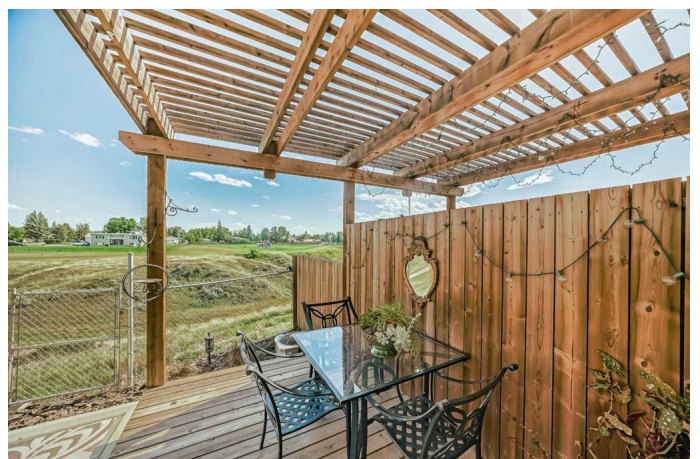
A rare end-unit gem that BACKS ONTO THE COULEE with SOUTH exposure, no neighbors behind and breathtaking mountain views! Step out your back door and immediately connect with nature—this unit offers direct access to an expansive network of walking and biking trails that lead you all the way down to the river. Whether you're an outdoor enthusiast or simply looking for a peaceful place to unwind, this location is unbeatable.

Inside, this beautifully designed home features 3 spacious bedrooms upstairs, including a large primary suite complete with a luxurious ensuite. A 4-piece bathroom serves the two additional upstairs bedrooms, offering comfort and convenience for the whole family.

The main floor is open, bright, and inviting—perfect for entertaining or relaxing. The eat-in kitchen and dining area seamlessly flow into the living room, and out onto your private deck with a pergola—ideal for summer BBQs or quiet mornings with a coffee, surrounded by natural beauty.

Need more space? The partially developed basement includes a fourth bedroom, another 3-piece bathroom with a future walk in shower, and an additional living room—perfect for guests, teens, or a home office. There's also ample storage under the stairs and in the laundry room.

Enjoy a maintenance-free lifestyle in a well-managed complex with low condo fees,



no age restrictions, and pet-friendly policies.

Located just minutes from schools, grocery stores, transit, and Stafford Drive—this home offers quick access to anywhere in the city, while still being tucked away in one of the most scenic spots in the neighbourhood.

Don't miss this opportunity to live where comfort, convenience, and nature come together.

Built in 2018

**Essential Information**

MLS® #	A2243791
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 1584 Stafford Drive N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2C5

**Amenities**

Amenities	Snow Removal
Parking Spaces	2

Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Lot, Paved, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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