

# \$324,000 - 3, 1600 Stafford Drive N, Lethbridge

MLS® #A2082122

**\$324,000**

3 Bedroom, 3.00 Bathroom, 1,290 sqft  
Residential on 0.04 Acres

Stafford Manor, Lethbridge, Alberta

RIDGE ESTATES is proud to introduce you to the Second Half of the Development. Welcome to 1600 Unit 3 - you will LOVE this inside unit with a large backyard! 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 3 BEDROOM HOME WITH 1 FULL BATH & A 4PC ENSUITE ON THE UPPER LEVEL home with a generous size open floorplan living space & a 2pc bathroom on the main floor (+ 1 bedroom & bathroom, living room roughed in, in the basement)! 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! (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 2022

## Essential Information

MLS® #	A2082122
Price	\$324,000
Sold Price	\$348,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	3, 1600 Stafford Drive N
Subdivision	Stafford Manor
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7G8

### **Amenities**

Amenities	Other, Parking, Snow Removal
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Level

Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2023
Date Sold	April 4th, 2024
Days on Market	191
Zoning	DC
HOA Fees	0.00

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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