

\$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
Sold Price	\$355,000
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	Sold

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	Separate/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
Date Sold	June 8th, 2025
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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