

# \$369,900 - 813 Stafford Drive N, Lethbridge

MLS® #A2265829

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,002 sqft  
Residential on 0.15 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to 813 Stafford Drive North! This cute bungalow comes fully finished inside and out with 3 bedrooms, 2 bathrooms, and over 1,700 square feet of developed living space. You can see and feel the care that was taken in maintaining this home throughout the years and tasteful updates have been added along the way. Newer appliances, newer asphalt shingles, PVC windows, and an updated furnace and hot water tank are just a few of the improvements made over the past few years. You enter the home from the front door and are greeted by a very clean main floor living room that has an electric fireplace with shelving on either side. Moving into the updated kitchen, the bright cabinetry is highlighted by the abundance of natural light from the southeast facing windows through the dining room and looking into the rear yard. An ample mudroom leads you to the large rear deck overlooking the private backyard. The main floor also includes a primary bedroom and a secondary bedroom, both in close proximity to the 4-piece main bathroom. The fully developed basement adds a massive family room with bar, bedroom #3, and a large bathroom where you'll find access to the mech room and the new front load washer/dryer combo on pedestals. Don't forget about the insulated and heated detached garage and 8'x 10' shed in the rear yard to complete the package!



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265829    |
| Price          | \$369,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,002       |
| Acres          | 0.15        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 813 Stafford Drive N |
| Subdivision | Senator Buchanan     |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1H 2B4              |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Alley Access, Garage Door Opener, Insulated, Off Street, Parking Pad, Single Garage Detached, Gravel Driveway, Outside |
| # of Garages   | 1  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Vinyl Windows  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Washer/Dryer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |

Basement Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle, Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 21st, 2025

Days on Market 18

Zoning R-L

## Listing Details

Listing Office REAL BROKER

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