

# **\$574,900 - 320 Grassland Boulevard W, Lethbridge**

MLS® #A2186499

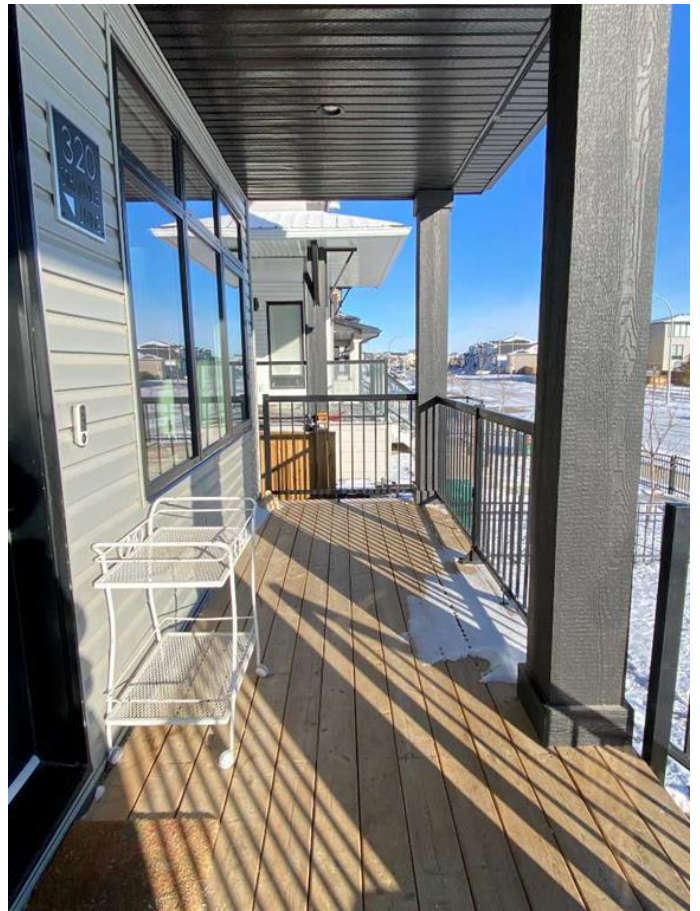
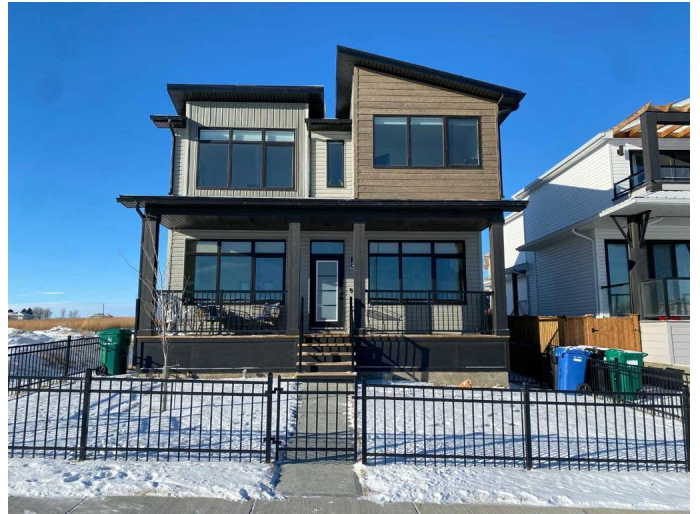
**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Here is your opportunity to own a gorgeous 2-Storey home with loads of curb appeal. This 3 Bed/ 2.5 bath home is comprised of over 1800 square feet of thoughtfully designed luxury that overlooks the park and pond in the desirable Country Meadows community. This modern home is designed beautifully with a large open-concept lower floor with an office space, mudroom, half bath, and a front porch that is perfect for your morning coffee. Upstairs includes a large primary with a 4-piece ensuite, a large walk-in closet that connects to the laundry room, 2 other bedrooms, and another 4-piece bathroom. This move-in ready home has been lived in for less than 2 years and has had numerous upgrades since it was purchased. The upgrades include rear covered deck addition that provides a sheltered area for summer barbecues. Other upgrades include a fully fenced yard with handy rear gate for lane access, A/C, custom window coverings, and finished rear landscaping. The detached garage has been finished to provide a clean organized workspace for your next project. The space on the side of the garage has been utilized perfectly to allow for a trailer or other toys that can be stored safely within the confines of the fence. The unfinished basement awaits your personal touches. The Country Meadows community is located just minutes away from numerous amenities such as one of the largest YMCA's In Alberta, grocery stores, pubs, restaurants, parks, and schools. It is also only about 5 minutes from



Highway 3.

Built in 2022

### Essential Information

MLS® #	A2186499
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	320 Grassland Boulevard W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5V1

### Amenities

Parking Spaces	3
Parking	Additional Parking, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s), Sump Pump(s)
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Oven, Induction Cooktop
Heating	Natural Gas, Central
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Insert
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 20th, 2025
Days on Market	109
Zoning	R-L

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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