



**GRASSROOTS**  
REALTY GROUP

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**237 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2218363**



**\$435,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Level, Private, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-37

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Garage Door Opener and Remote, OTR Microwave, Blinds Only, Washer, Dryer, Central Vac and Attachments, A/C, U/G Sprinklers, spare new bath tub in Basement

This charming 1,398 sq/ft two-story half-duplex offers the perfect blend of comfort, convenience, and functionality. Nestled in a quiet neighborhood with easy access to amenities, this home boasts three spacious bedrooms, including a large primary suite, and an upper-floor laundry for added convenience. The well-equipped kitchen features an island, ample cabinetry, and a complete appliance package, including a gas stove with double ovens. Enjoy year-round comfort with an HRV system, air conditioning, and underground sprinklers. Step outside onto the spacious deck, which comes with a gas line ready for BBQs. The cozy living room provides an inviting space to relax, while the lower level offers potential for future development. Affordable and thoughtfully designed, this home is a fantastic opportunity for comfortable living in a desirable location.