



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**23 Country Meadows Boulevard W
Lethbridge, Alberta**

MLS # A2228492



\$449,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Central Air Conditioner, Dishwasher, Refrigerator, Stove, Hood Range, Washer, Dryer, Window Coverings & Hardware, Shed & Pergola As Is/Where Is

Welcome to this beautiful 2-storey home located in the highly desirable neighborhood of Country Meadows in Lethbridge! Featuring 3 spacious bedrooms and 3 full bathrooms, this home is perfect for growing families or those looking for a stylish, functional layout. The main level offers an open-concept design with plenty of natural light, while the upper level provides comfort and privacy for all bedrooms. Step outside to a large backyard designed for entertaining — complete with a deck, pergola, and tons of room to enjoy the outdoors. There's also excellent potential to add a large garage and build equity by finishing the basement to suit your needs. With modern finishes, curb appeal, and space to grow, this home is a fantastic opportunity in one of Lethbridge's most sought-after communities. Immediate and flexible possession available — don't miss your chance to make this home yours!