



GRASSROOTS
REALTY GROUP

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**237 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2259042



\$419,999

Division:	Country Meadows Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,398 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, garage door open and remote, OTR microwave, blinds only, washer, dryer, central vac and attachments, A/C, underground 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.