



**GRASSROOTS**  
REALTY GROUP

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**34 Honeysuckle Road N  
Lethbridge, Alberta**

**MLS # A2283430**



**\$505,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Park Meadows                 |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | Bungalow                     |               |                   |
| <b>Size:</b>     | 1,294 sq.ft.                 | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Central                         |
| <b>Floors:</b>     | Carpet, Laminate                |
| <b>Roof:</b>       | Asphalt Shingle                 |
| <b>Basement:</b>   | Full                            |
| <b>Exterior:</b>   | Cement Fiber Board              |
| <b>Foundation:</b> | Poured Concrete                 |
| <b>Features:</b>   | Breakfast Bar, Granite Counters |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** Window coverings

This fully renovated bungalow backs directly onto beautiful Meadows Park, offering privacy, green views, and a peaceful setting. The stunning kitchen features two-tone white and black cabinetry, stainless steel appliances, and a huge white quartz island perfect for entertaining, plus a window overlooking the park. With 5 bedrooms, 3 full bathrooms, and two spacious living rooms, there is plenty of room for everyone to enjoy their own space. Two fireplaces add warmth and comfort throughout the home. The renovation was completed approximately nine years ago and included new windows, roof, furnace, hot water tank, flooring, bathrooms, trim, lighting, mirrors, glass doors, blinds, shutters, exterior paint on stucco, Hardy board siding to replace old siding, and new garage doors. A brand-new front entry adds extra space and generous closet storage and add a great welcoming feel. Outside, the giant backyard features a large tiered deck and mature trees from the park that provide both beauty and natural shelter. A unique drive-through single garage allows access to the backyard for additional parking, with the potential to build a second garage if desired. Located on a quiet street and backing onto green space, this is a beautiful family home that offers comfort, functionality, and an exceptional setting.