



**746 Violet Place W
Lethbridge, Alberta**

MLS # A2283963

\$499,900

Division: Country Meadows Estates

Type: Residential/House

Style: 2 Storey

Size: 1,307 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Back Yard



Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: RCL

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: None

LAST ONE LEFT IN COUNTRY MEADOWS OF The popular "Grayson" model by Avonlea Homes. This home is close to Park and Play Ground. Check out these great new elevations. Nice and open floor plan on the main floor, 9' Flat Painted ceilings, large windows for that extra sunlight. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Home is virtually staged. New Home Warranty. First Time Buyer! Take advantage of the government GST Rebate program. Certain restrictions apply.