



**502 Bluebell Lane W
Lethbridge, Alberta**

MLS # A2289322



\$699,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,422 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Fridge, gas range, built in microwave, built in oven, range hood, dishwasher, tv mounts, gasfireplace, basement stove, basement fridge, basement microwave, basement dishwasher, washer and dryer x 2, 2 garage openers

Welcome to this exceptional corner-lot home nestled in a beautiful, family-friendly neighborhood—where comfort, craftsmanship, and opportunity come together. Boasting 4 spacious bedrooms and 3.5 bathrooms, this thoughtfully designed property includes a fully legal suite, making it perfect for investors seeking strong rental potential or homeowners looking for a mortgage helper. Step inside and you’ll immediately notice the stunning custom-made cabinetry, crafted with meticulous attention to detail and extended-height uppers that provide both elegant design and abundant storage. The open, inviting layout flows seamlessly into incredible outdoor living space, highlighted by a massive backyard—ideal for entertaining, relaxing, or future expansion. With its generous size and corner positioning, the yard even offers the rare potential to be subdivided into a separate lot, creating additional value and development opportunity. A true blend of style, function, and long-term upside, this property is a standout choice for both savvy investors and buyers looking for a forever home.