



**502 Bluebell Lane W  
Lethbridge, Alberta**

**MLS # A2289322**



**\$699,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.