



**61 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2075308



\$574,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

TRIPLE GARAGE ON A HUGE PIE SHAPED LOT. NOW FULLY FENCED AND INCLUDES FRONT LANDSCAPING. The "Christensen" model by Ashcroft Homes. Functional floor plan,, open concept main floor, kitchen with quartz counter-tops, stainless appliances, gas range, built in microwave drawer, dishwasher and stainless fridge. tall ceilings on the main floor. 3 large bedrooms up, bonus room and convenience of Laundry. Basement is open for future development. Excellent cul-de-sac location in the quiet community of Country Meadows, close to schools, shopping, Rec Center, easy access to downtown core. New Home Warranty. Home is Virtually staged