



**26 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2075440



\$499,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

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

THE ROYCE by ASHCROFT HOMES! MAJOR STREET APPEAL on this super popular elevation that everyone loves! Tons of windows at the back of the home to appreciate all the extra Light. There is a walk-in pantry and laminate floors throughout the main floor. Upstairs, the bonus room is over the garage, and the master suite enjoys the view out back. There is an ensuite and walk-in closet as well. Second floor laundry is super handy, and the closets are big too! Basement is undeveloped but set up for future family room, bedroom and bath. Located in Country Meadows close to park, Play Ground, shopping, Schools, ATB Rec Center. New Home Warranty. Home is virtually staged.