



**10 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2138707



\$539,900

| | | | |
|------------------|-------------------------|---------------|------------------|
| Division: | Country Meadows Estates | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,410 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Quartz Counters, Sump Pump(s) | | |

Inclusions: none

Welcome to your dream home, expertly crafted by Stranville Living Master Builder and nestled in the serene Country Meadows community. Just a two-minute stroll from the community pond, park, and walking trails, this stunning Hemsdale bi-level floor plan offers over 1,400 square feet of luxurious living space. Featuring 3 spacious bedrooms and 2 beautifully appointed bathrooms, this home is designed for comfort and style. The gourmet kitchen boasts upgraded paneled fridge and dishwasher, an induction cooktop, and a built-in oven and microwave, perfect for any culinary enthusiast. The living room is bathed in natural light all day, thanks to the expansive windows. Vaulted ceilings throughout the main floor and primary bedroom enhance the sense of space and elegance. The primary bedroom also includes a breathtaking ensuite with a tiled walk-in shower and dual vanities. The undeveloped basement provides endless possibilities with the potential to add 2 more bedrooms, another bathroom, and a large family room. This brand-new home is backed by a registered 10-year new home warranty, ensuring peace of mind for years to come. Photos do not represent the finishes of the home, please use the flat lay as a reference.