



**38 Country Meadows Boulevard W
Lethbridge, Alberta**

MLS # A2140400



\$484,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator and Stove located in basement

Welcome to 38 Country Meadows Blvd W, a delightful bi-level home offering the perfect blend of comfort and convenience. This property is ideal for savvy investors or those seeking a mortgage helper with its well-appointed 2-bed, 1-bath illegal suite that features a separate rear entry. Upon entering, you'll be greeted by an inviting open concept layout highlighted by a vaulted ceiling and abundant natural light that enhances the spacious feel throughout. The main floor boasts a spacious kitchen that overlooks the living room, making it a perfect space for entertaining or relaxing with family. The primary bedroom on the main floor offers ample closet space and an ensuite bathroom with a beautiful tiled shower and in floor heat. A second bedroom and additional bathroom complete the main level, ensuring comfort and functionality. For added convenience, this home features a double attached garage, offering secure parking and extra storage space. Located in the desirable Country Meadows Estates, this community offers a serene environment with parks, playgrounds, and easy access to schools, shopping, and the Cor Van Raay YMCA Leisure Center. Don't miss out on the opportunity to own this fantastic income property or mortgage helper in a sought-after neighborhood. Schedule a viewing with your Realtor today and envision the possibilities of calling 38 Country Meadows Blvd W your new home.