



**249 Grassland Boulevard W
Lethbridge, Alberta**

MLS # A2182743



\$388,500

Division:	Country Meadows Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,339 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

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

Inclusions: Blackstone range and Webber charcoal grill (Both as is)

Step into modern comfort with this like-new half duplex located in the Country Meadows subdivision of Lethbridge. Perfectly situated close to amenities, schools, and with effortless highway access, this home offers both convenience and style. The main floor features an open-concept design, seamlessly connecting the living, dining, and kitchen areas. The kitchen is a chef's dream, featuring a stunning gas range and ample space for culinary creativity. Large windows flood the space with natural light, creating an inviting atmosphere throughout. A thoughtfully placed half bathroom adds convenience, while the back door leads to your fully landscaped, fenced backyard—complete with a two-vehicle parking area. Upstairs, the private primary suite awaits, offering a walk-in closet and an ensuite bathroom for your personal retreat. Two additional bedrooms and a full bathroom provide space for family or guests, and the second-floor laundry adds everyday practicality. Whether you're a first-time buyer, a growing family, or looking for an investment property, this home ticks all the boxes. Move-in ready and waiting for you to make it your own!