



**131 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2185444



\$559,800

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Under		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity, Natural Gas Connected,
Features:	Built-in Features, Double Vanity, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Are you looking for a brand new home but don't want to pay all of the extra costs of making it liveable? Here is the perfect opportunity for you! The "Alloway" model by Stranville Living has farmhouse charm and has only been lived in for 20 months. Located in the desirable Country Meadows community that boasts a park with a playground and a 1-km walking path. This community also has a new elementary school being built less than 5 minutes away. This two storey 3 bed/2.5 bath includes a bonus room and an office nook. This beautiful home has everything finished except for the basement. Since its purchase, numerous things have been added to make this home move-in ready! This includes Hunter-Douglas blinds, a washer/dryer, an AC unit, cedar fencing, a 10x12 composite deck, and finished landscaping on the back and sides of the house. The landscaping includes 3 garden beds, 3 trees, and a large lawn in the backyard. The additions don't stop there! This nearly new home also includes 10 solar panels that cover up to 90% of the electricity for a family of three. For the majority of the year, all that you're left paying on your electricity bill are the distribution fees and a small portion of your electricity usage. Contact your favourite agent to book a showing of this nearly new home!