



**114 Meadowlark Boulevard N  
Lethbridge, Alberta**

**MLS # A2202116**



**\$425,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Suspended Ceiling, Vinyl Windows		

**Inclusions:** Shed, Hottub

This beautifully updated bi-level features a heated 24x30 detached garage with a high AMP service, perfect for projects or storage! Recent upgrades include windows, furnace, hot water tank, vinyl plank flooring, torch-on roofing, new carpet, and a rebuilt deck with duradek finish. The open-concept main floor offers a bright living room, dining area with deck access, and a modern kitchen with pantry and stainless steel appliances. Two bedrooms and a full bath complete the main level, while the finished basement includes a family room, office nook, two more bedrooms, and a 3-piece bath. With custom blinds, a newer LG washer & dryer, a spacious lot with patio, shed, and ample parking for six vehicles or an RV, this home is a rare find! Conveniently located near Park Meadows Elementary in a great North Lethbridge neighborhood—don't miss out!