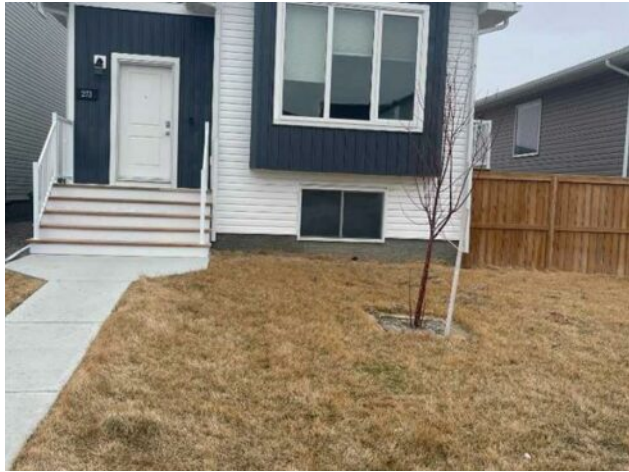




**273 Grassland Boulevard W
Lethbridge, Alberta**

MLS # A2207653



\$484,500

| | | | |
|------------------|--|---------------|------------------|
| Division: | Country Meadows Estates | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,021 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Double Garage Detached, Garage Faces Rear, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, City Lot, Landscaped | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

This fully finished, practically new 4-level split home in the desirable Country Meadows neighborhood is ready for a new family to create lasting memories. Boasting four bedrooms and four full bathrooms, this home offers plenty of space for everyone. Enjoy the luxury of three separate living areas, providing ample room for relaxation, entertainment, and family time. The property is landscaped, fully fenced, and equipped with a sprinkler system. A detached double garage ensures your vehicles stay warm during the winter months, while the home's air conditioning will keep you cool and comfortable throughout the summer. Location couldn't be better! Just a short walk to the pond, playgrounds, and walking trails, this home combines modern convenience and there is nothing to do, but move in. * Please note: Seller is licensed real estate agent in Alberta