# \$499,900 - 710 Violet Place W, Lethbridge

MLS® #A2207372

## \$499,900

3 Bedroom, 2.00 Bathroom, 1,316 sqft Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Bi-level alert!! Welcome to the "Glenbarr― model by Stranville Living Master Builder, located in the desirable West Lethbridge community of Country Meadows. Tucked on the northern edge of West Lethbridge, Country Meadows boasts a tag line of "10 Minutes To Anywhere", which is pretty accurate considering it's convenient access to Metis Trail, University Drive, and the Crowsnest Trail. Directly to the south of Country Meadows, you'll find a K-5 public school scheduled to open in the fall of 2025, and continuing south, the Cavendish Farms Centre with two ice arenas and the Lethbridge Curling Club. Connected to the Cavendish Farms Centre is the Cor Van Raay YMCA with it's state of the art Aquatic Center, Fitness Center, and even a Licensed Child Care Center. This bi-level model greets you with a fantastic foyer up to your main living area with a beautiful kitchen, dining room, and living area. The main floor includes a beautifully appointed kitchen with "Supermat" cabinets by Adora, fully tiled backsplash with matte black accents, and quartz countertops for both the base cabinets and island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A triple-wide sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing. The kitchen, dining,



and living rooms on the main floor include vaulted ceilings that provide an openness that flat ceilings simply can't offer. The main floor is finished by two additional bedrooms, a 3-piece bathroom, and a staircase leading to your secluded primary suite, located adjacent to the laundry closet. The large primary bedroom includes a walk-in closet and a 4-piece ensuite that boasts a walk-in shower with tiled walls, a sliding glass door, and a double sink vanity. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

## Built in 2025

## **Essential Information**

MLS® # A2207372 Price \$499,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,316

Acres 0.10

Year Built 2025

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 710 Violet Place W

Subdivision Country Meadows Estates

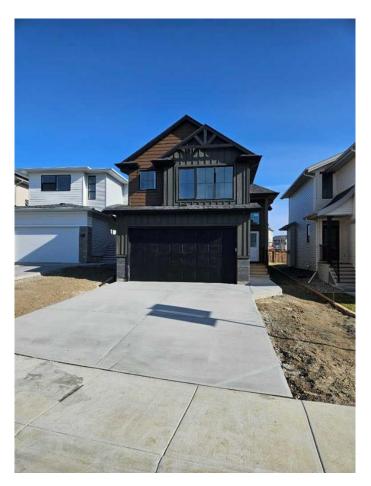
City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1J 5V1

#### **Amenities**





Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener

# of Garages 2

## Interior

Interior Features Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting,

Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In

Closet(s)

Appliances Garage Control(s), Microwave, Range Hood, Built-In Oven, ENERGY

STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator,

Electric Water Heater, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features BBQ gas line, Lighting

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 3rd, 2025

Days on Market 83
Zoning R-CL

## **Listing Details**

Listing Office REAL BROKER

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