# \$619,000 - 320 Grassland Boulevard W, Lethbridge

MLS® #A2238476

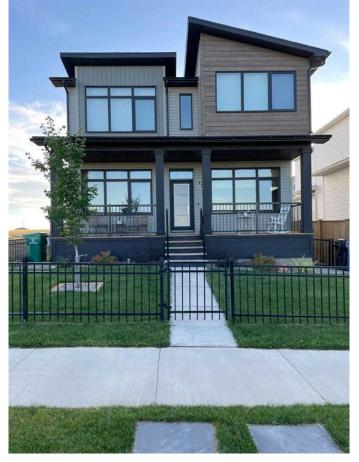
## \$619,000

5 Bedroom, 4.00 Bathroom, 1,818 sqft Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Looking for a fully finished home with a stunning view in a vibrant neighborhood? This former Stranville showhome is in like-new condition and provides outstanding value. Comprised of over 2500 sqft of finished space, it's truly move-in ready. This home has 2 outstanding covered decks on either side of the house that maximize outdoor use. The open concept main floor consists of a living room, a dining room, and a kitchen that overlooks the park. There is also a very versatile room that could be used as a den or office, a foyer, a mudroom, and a half bath. The upper floor is comprised of 3 bedrooms, a 4-piece ensuite, a 4-piece bath, a laundry room, and walk-in closet that connects to the primary bedroom for the utmost convenience. The newly finished basement has added 2 more bedrooms, a 4-piece bath, storage, and a spacious family room! Pictures of the new basement and a new virtual tour have now been added! The home has been completely landscaped and fully fenced with convenient lane access. It also includes AC, custom window coverings, and a finished garage. The Country Meadows community is conveniently located just minutes away from Highway 3, and numerous amenities such as the university and one of the largest YMCA facilities in North America.





Built in 2022

#### **Essential Information**

MLS® # A2238476 Price \$619,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,818
Acres 0.10
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 320 Grassland Boulevard W Subdivision Country Meadows Estates

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J5V1

#### **Amenities**

Parking Spaces 5

Parking Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, Open Floorplan, Quartz Counters,

Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In

Refrigerator, Built-In Freezer, Built-In Oven, ENERGY STAR Qualified

Appliances, Induction Cooktop

Heating High Efficiency, Forced Air, Natural Gas, Central, Fireplace Insert

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Electric

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Private Yard, C

Lot Description Back Yard, Front Yard, Land

Remarks, Underground Sprir

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, C.

Foundation Poured Concrete

### **Additional Information**

Date Listed July 9th, 2025

Days on Market 11

Zoning R-L

## **Listing Details**

Listing Office Royal Lepage South Country -



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