

\$410,000 - 276 Grassland Boulevard W, Lethbridge

MLS® #A2238194

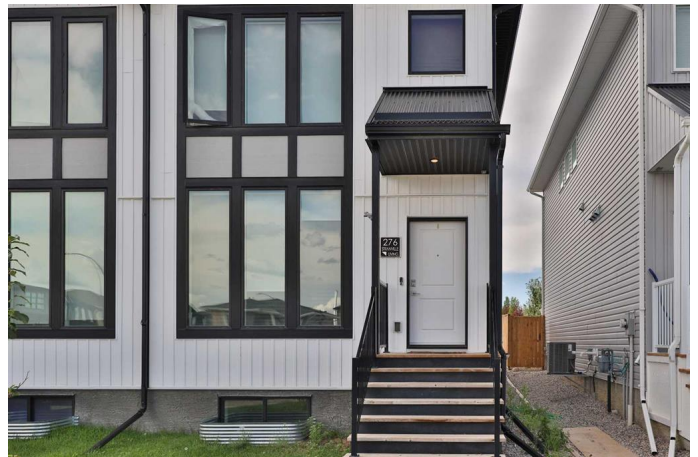
\$410,000

5 Bedroom, 4.00 Bathroom, 1,488 sqft

Residential on 0.06 Acres

West Highlands, Lethbridge, Alberta

Welcome to this spacious and beautifully finished half duplex in the desirable Country Meadows neighbourhood on the west side of Lethbridge! This home offers a total of 5 bedrooms and 3.5 bathrooms, making it ideal for growing families or those who simply need extra space! Step inside and enjoy the natural light that pours through the large front windows, creating a warm and inviting atmosphere throughout. The open-concept main floor features a stunning kitchen with quartz countertops, sleek stainless steel appliances, and ample cabinetry—perfect for cooking, entertaining, or simply gathering around the island. Off the kitchen, you'll find access to a private back deck, a great spot for BBQs or relaxing outdoors, as well as a parking pad for convenient off-street parking. If you want to throw a garage package on the pad viola - you could also have a garage! Upstairs, there are three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a luxurious ensuite featuring a double vanity. The bright and airy living room offers plenty of room for everyday living, while the newly finished basement adds even more functional space with a large family room that would be ideal for a home theatre, play area, or home gym, plus two additional bedrooms and another full bathroom. Throughout the home, you'll appreciate the abundance of storage and thoughtful layout that caters to both comfort and convenience. To top it all off, this property



comes with five years remaining on the Alberta New Home Warranty, offering peace of mind to the next lucky owner. Whether youâ€™re looking for your first home, a rental property, or the perfect place for a young family, this home ticks all the boxes! Call your REALTOR® and book your viewing today!

Built in 2020

Essential Information

MLS® #	A2238194
Price	\$410,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,488
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	276 Grassland Boulevard W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B2

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Storage, Built-in Features
-------------------	----------------------------

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.