

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

MLS® #A2238476

**\$619,000**

5 Bedroom, 4.00 Bathroom, 1,815 sqft

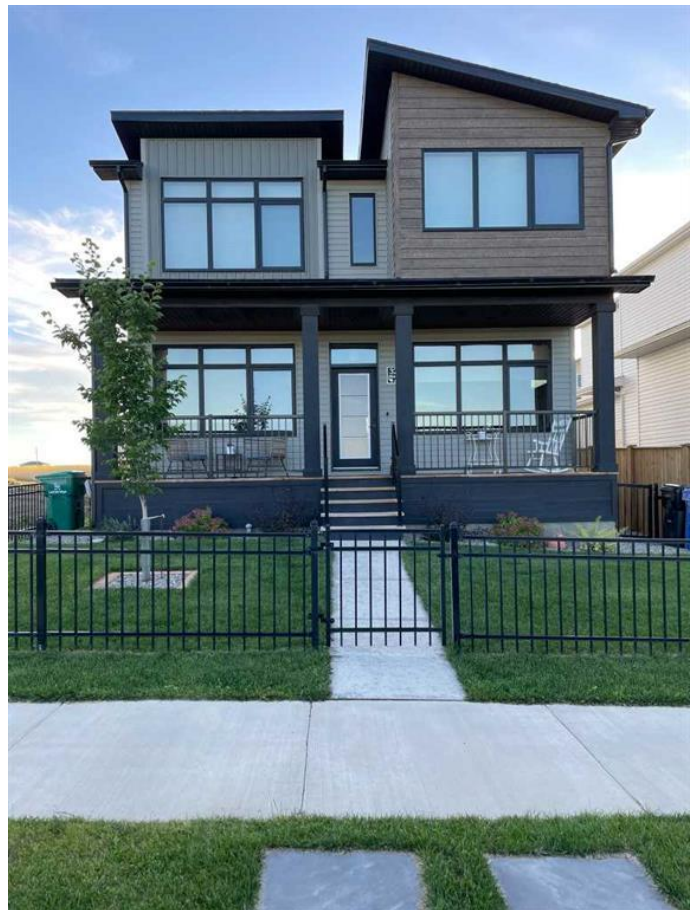
Residential on 0.10 Acres

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 basement and a new Iguide will be added in the coming days. 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	1,815
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	Built-In Freezer, Built-In Oven, Built-In Refrigerator, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Appliances
Heating	Central, High Efficiency, Fireplace Insert, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	BBQ gas line, Garden, Private
Lot Description	Back Yard, Front Yard, Land
	Remarks, Underground Sprink
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	5
Zoning	R-L

**Listing Details**

Listing Office	Royal LePage South Country - I
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