

# **\$599,900 - 320 Grassland Boulevard W, Lethbridge**

MLS® #A2238476

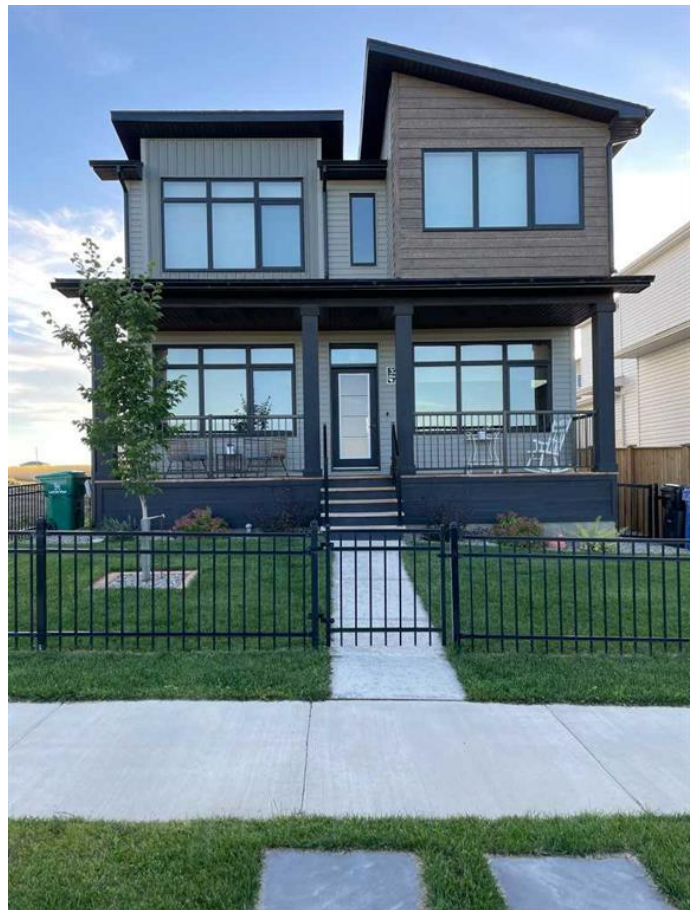
**\$599,900**

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 has only been occupied for 2 years and has been meticulously cared for to keep it in like-new condition. This showstopper presents excellent value because of its numerous upgrades and great location. New homes in this area require tens of thousands of dollars to get to this level and you can have it all finished before you even move in for an outstanding price! This house is comprised of approximately 2500 sqft of finished space! Since its purchase, it has had a new basement, fencing, landscaping, washer/dryer, custom window coverings, a covered back deck addition, and a finished garage. 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 contemporary kitchen that overlooks the park. There is also an office/den, a foyer, a mudroom, and a half bath. The upper floor is comprised of a primary bedroom with a gorgeous 4-piece ensuite that has a large tiled walk-in shower and walk-through closet that connects to the laundry room. There is also 2 additional bedrooms, and another 4-piece bath, . The newly finished basement has added 2 more bedrooms, and another 4-piece bath, storage, and a spacious family room! The home has been completely landscaped and fully fenced with a convenient gate for



lane access. 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. JUST MOVE IN AND ENJOY!

Built in 2022

### Essential Information

MLS® #	A2238476
Price	\$599,900
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,
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Appliances	Sump Pump(s), Vinyl Windows, Built-In Oven, Microwave, Coverings, Built-In Refrigerator, Qualified Appliances, Induction
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private
Lot Description	Back Yard, Front Yard, Landscaping, Remarks, Underground Sprinkler
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete



## Additional Information

Date Listed	July 9th, 2025
Days on Market	31
Zoning	R-L

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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