

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

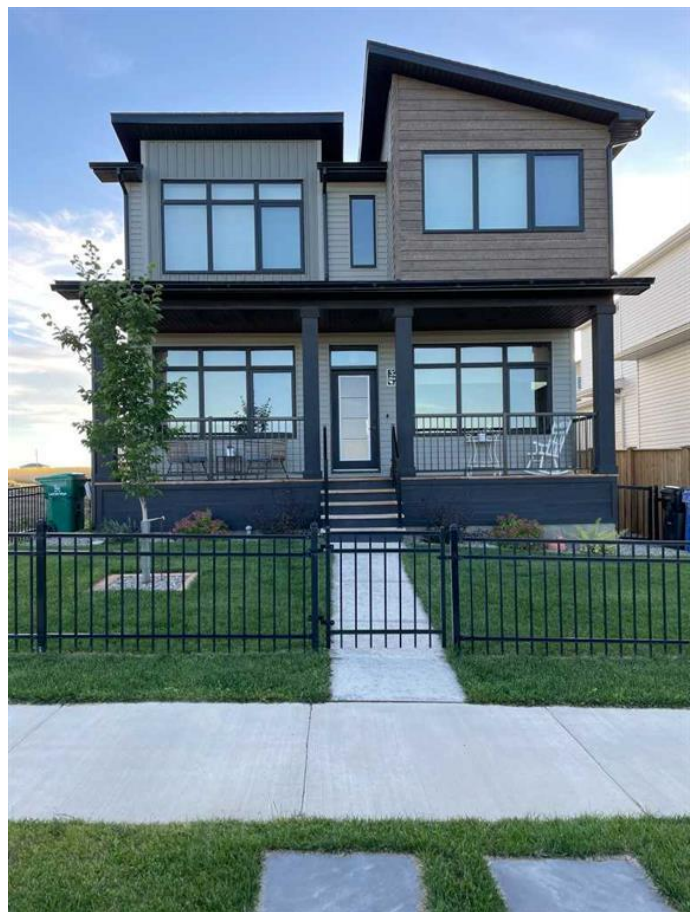
MLS® #A2238476

\$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, Vinyl
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Appliances Windows, Walk-In Closet(s),
 Built-In Freezer, Built-In Over
 Microwave, Range Hood, W
 STAR Qualified Appliances
 Heating Central, High Efficiency, Forc
 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, Privat
 Lot Description Back Yard, Front Yard, L
 Remarks, Underground Sprin
 Roof Asphalt Shingle
 Construction Concrete, Vinyl Siding, Wood
 Foundation Poured Concrete



Additional Information

Date Listed July 9th, 2025
 Days on Market 35
 Zoning R-L

Listing Details

Listing Office Royal Lepage South Country - Lethbridge

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