

\$379,900 - 278 Grassland Boulevard W, Lethbridge

MLS® #A2132226

\$379,900

4 Bedroom, 4.00 Bathroom, 1,353 sqft

Residential on 0.06 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome to this stunning 4-bedroom, 4-bathroom half duplex in a highly sought-after, family-friendly neighbourhood. This spacious and beautifully designed home offers the perfect blend of comfort and convenience, ideal for modern family living.

As you step inside, you'll be greeted by an inviting open-concept living area, filled with natural light. The contemporary kitchen boasts stainless steel appliances, ample cabinetry, and a large island, perfect for casual meals and entertaining. The adjoining dining and living areas create a seamless flow, enhanced by elegant finishes.

Upstairs, the primary suite provides a serene retreat with a luxurious en-suite bathroom and a generous walk-in closet. Two additional well-appointed bedrooms offer ample space for family members, ensuring privacy and convenience for all.

The basement also features a versatile bonus room, perfect for a home office, or playroom. A convenient bedroom with a walk-in closet and ensuite, offering flexibility and ease for multi-generational living or accommodating visitors.

Outside, the property features a large deck, and low-maintenance yard, perfect for outdoor gatherings and playtime. Located near beautiful parks, schools, and various



amenities, this home offers easy access to shopping, dining, and recreational facilities. Enjoy the vibrant community atmosphere.

This half duplex is a perfect blend of style, space, and location, ready to welcome you home. Donâ€™t miss the opportunity to make this exceptional property your own!

Built in 2020

Essential Information

MLS® #	A2132226
Price	\$379,900
Sold Price	\$364,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,353
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	278 Grassland Boulevard W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5S4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 26th, 2024
Days on Market	40
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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