

\$450,000 - 22 Goldenrod Place W, Lethbridge

MLS® #A2146449

\$450,000

3 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.09 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome HOME to the perfect blend of comfort, convenience, and style! Nestled in a quiet cul-de-sac street in the coveted Country Meadows neighborhood, this home offers the ideal setting for creating lasting memories! Step inside and prepare to be impressed by this less-than-a-year-old home that's better than new! This stunning residence showcases the popular "Grayson" model by Avonlea Homes, featuring impeccable craftsmanship and modern design elements that exude charm and sophistication. Upon entry, you'll be greeted by a bright and airy open floor plan on the main level, complete with 9' flat painted ceilings and large windows that flood the space with natural light. The kitchen is a chef's dream, boasting QUARTZ countertops, STAINLESS appliance package, Kohler fixtures, and a convenient corner pantry for all your storage needs. Rounding out the main floor you have a 2 piece powder room. Upstairs, discover three spacious bedrooms, a full bath, and the convenience of laundry just steps away. Retreat to the primary bedroom featuring a walk-in closet and ensuite with a luxurious 5' shower, offering the perfect sanctuary for relaxation and rejuvenation. The basement awaits your personal touch and is thoughtfully set up for future development, offering the potential for a family room, fourth bedroom, and another full bath. Rest assured with your 10-year new home warranty, providing peace of mind for years to come. Country Meadows is an architecturally



controlled area with its own park and playground, providing endless opportunities for outdoor recreation and enjoyment. Plus, with schools, shopping, the ATB Rec Center, and easy access to the downtown core nearby, you'll enjoy the perfect balance of suburban tranquility and urban convenience. Don't miss out on the opportunity to make this winning combination your own. Schedule your viewing today and experience the unparalleled lifestyle that awaits you in this remarkable home.

Built in 2022

Essential Information

MLS® #	A2146449
Price	\$450,000
Sold Price	\$442,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Goldenrod Place W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W9

Amenities

Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Kitchen Island, Pantry, Quarter
Appliances Dishwasher, Electric Range, Washer/Dryer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Other
Lot Description Back Lane
Roof Asphalt Shingle
Construction Metal Siding, Vinyl Siding, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2024
Date Sold July 16th, 2024
Days on Market 13
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Grassroots Realty Group

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