

# \$449,900 - 23 Country Meadows Boulevard W, Lethbridge

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MLS® #A2228492

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,412 sqft  
Residential on 0.12 Acres

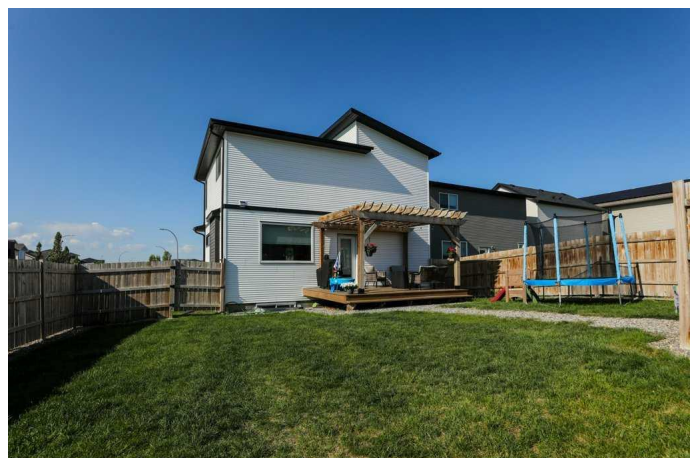
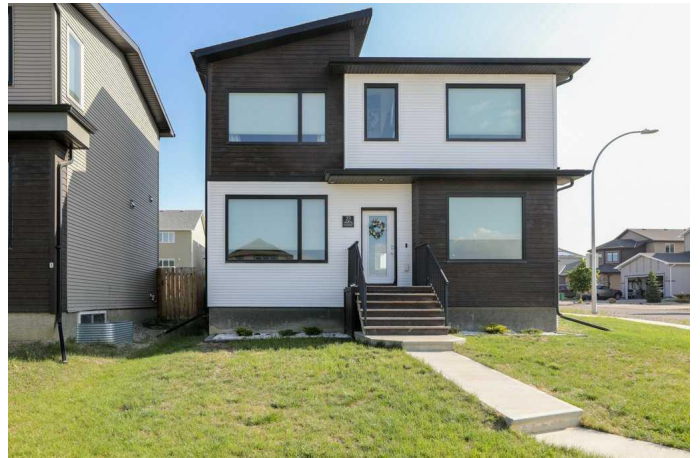
Country Meadows Estates, Lethbridge, Alberta

Welcome to this beautiful 2-storey home located in the highly desirable neighborhood of Country Meadows in Lethbridge! Featuring 3 spacious bedrooms and 3 full bathrooms, this home is perfect for growing families or those looking for a stylish, functional layout. The main level offers an open-concept design with plenty of natural light, while the upper level provides comfort and privacy for all bedrooms. Step outside to a large backyard designed for entertaining – complete with a deck, pergola, and tons of room to enjoy the outdoors. There’s also excellent potential to add a large garage and build equity by finishing the basement to suit your needs. With modern finishes, curb appeal, and space to grow, this home is a fantastic opportunity in one of Lethbridge’s most sought-after communities. Immediate and flexible possession available – don’t miss your chance to make this home yours!

Built in 2017

## Essential Information

MLS® #	A2228492
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,412
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Country Meadows Boulevard W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	20
Zoning	R-CL

### **Listing Details**

Listing Office	2 PERCENT REALTY
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