

# \$584,900 - 43 Country Meadows Boulevard W, Lethbridge

MLS® #A2260110

**\$584,900**

4 Bedroom, 4.00 Bathroom, 2,087 sqft  
Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Fully finished home geared for an active family! Located in the charming community of Country Meadows, this towering 2-story provides the space and design for proper family functioning. Sporting 4 bedrooms, 4 bathrooms, main-floor laundry, and lots of square footage (2,897 sq.ft. m/l developed). After a busy day of running around and shuttling kids you can pull into the garage, step into your home and drop the shoes, gear, coats, and groceries in the entrance/laundry/walk through pantry and take a load off. Relax in the very open kitchen/great room with 9 foot ceilings where the day's events can be hashed over. Between the spacious 2nd level, and professionally developed lower level there are 2 family rooms where everyone can retreat to their own space. Other notables include quartz countertops, water line to fridge, direct vent range hood, built in tech desk on main level, big bedrooms, loads of windows, and an ensuite bath boasting dual sinks, a soaker tub AND separate double shower with corner seat.

A back lane gives you access to the back yard and potential additional parking. While the attached garage is drywalled, roughed in for a heater, and allows for tremendous potential vertical storage space. You'll agree that there is some real value here when compared to the price of a brand new model!



Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260110    |
| Price          | \$584,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,087       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 43 Country Meadows Boulevard W |
| Subdivision | Country Meadows Estates        |
| City        | Lethbridge                     |
| County      | Lethbridge                     |
| Province    | Alberta                        |
| Postal Code | T1J 5J4                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                              |
| Appliances        | See Remarks                              |
| Heating           | High Efficiency, Forced Air, Natural Gas |
| Cooling           | Central Air                              |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room                          |
| Has Basement      | Yes                                      |

Basement Full

## Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 26th, 2025

Days on Market 43

Zoning R-CL

## Listing Details

Listing Office Royal LePage South Country - Lethbridge

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