

# \$549,900 - 714 Violet Place W, Lethbridge

MLS® #A2180225

## \$549,900

3 Bedroom, 3.00 Bathroom, 1,673 sqft  
Residential on 0.09 Acres

Country Meadows Estates, Lethbridge, Alberta

The "Isla" by Avonlea Homes is the perfect family home. Located in the architecturally controlled community of Country Meadows. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings. Upstairs resides the 3 bedrooms with the master including an en-suite and walk in closet. The ensuite has a large 5 foot walk-in shower and His/Her sinks. Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms. Convenience of laundry is also upstairs. The basement is undeveloped but set up for family room, bedroom and another full bath. Home is virtually Staged. New Home Warranty

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2180225  |
| Price          | \$549,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,673     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 714 Violet Place W      |
| Subdivision | Country Meadows Estates |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J5V1                  |

**Amenities**

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

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Yard                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 16th, 2024 |
| Days on Market | 162                 |
| Zoning         | RCL                 |

**Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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