

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

MLS® #A2228492

\$449,900

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

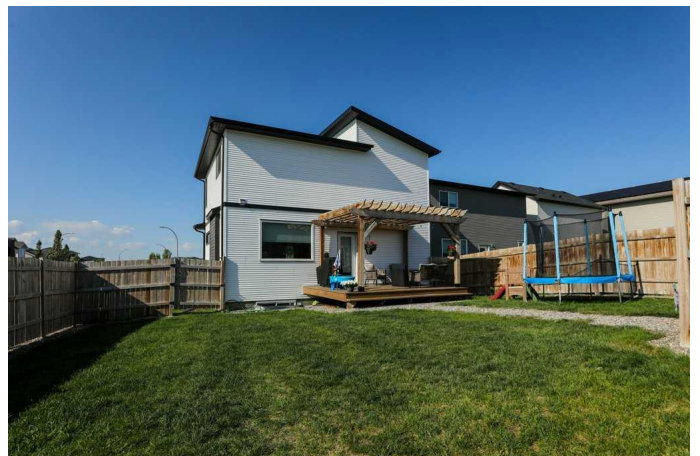
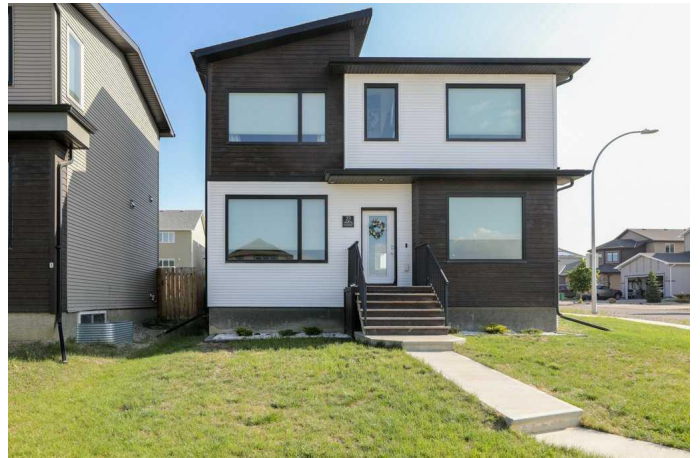
Country Meadows Estates, Lethbridge, Alberta

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 | 27 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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