

\$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

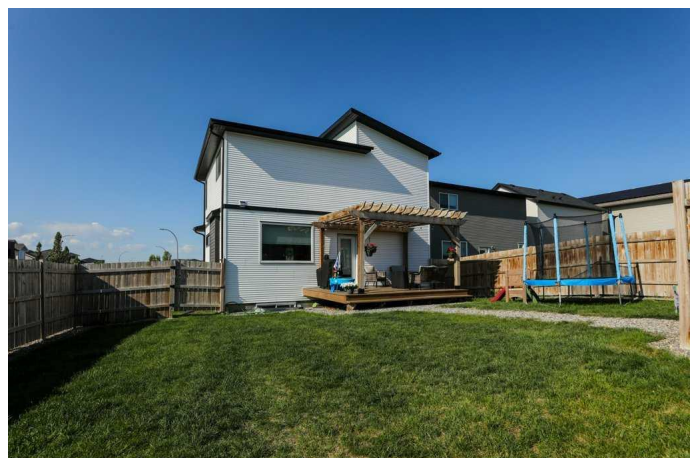
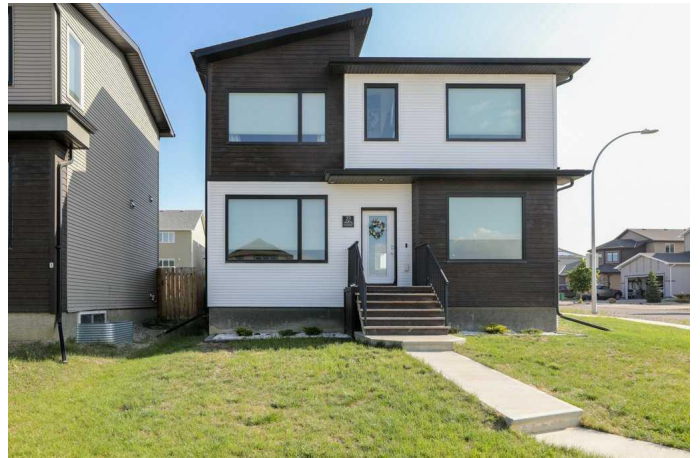
Country Meadows Estates, Lethbridge, Alberta

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	15
Zoning	R-CL

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.