

\$619,000 - 320 Grassland Boulevard W, Lethbridge

MLS® #A2238476

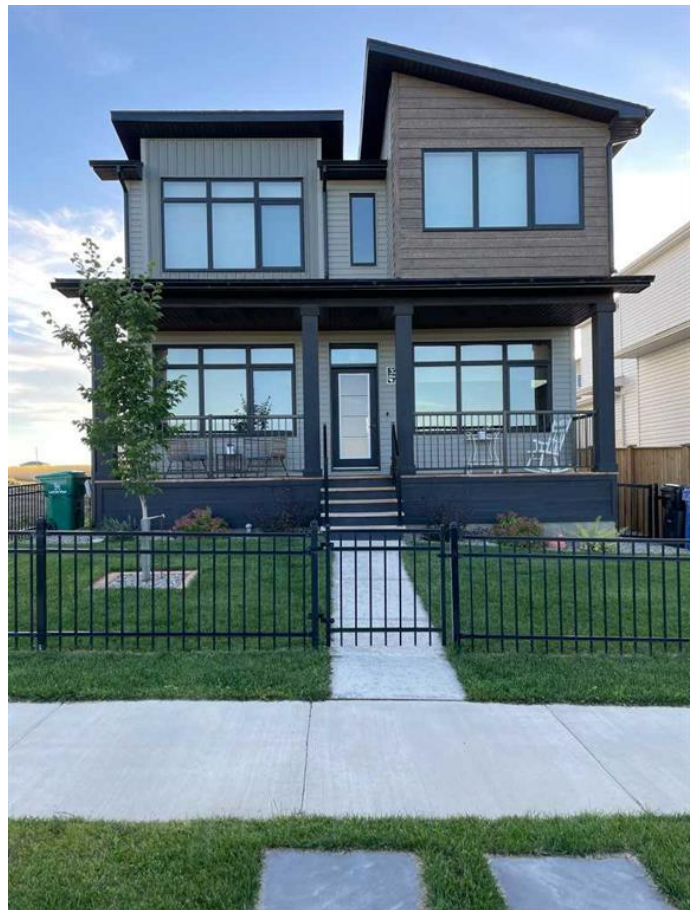
\$619,000

5 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Looking for a fully finished home with a stunning view in a vibrant neighborhood? This former Stranville showhome is in better than new condition because of its over 70,000 dollars in upgrades since its purchase. New homes in this area require tens of thousands of dollars to get to this level and you can have it all finished before you even move in for an outstanding price! This house is comprised of approximately 2500 sqft of finished space! Since its purchase, it has had a new basement, fencing, landscaping, washer/dryer, custom window coverings, a covered back deck addition, and a garage that has been finished with unique drywall alternative called Truscore. This home has 2 outstanding covered decks on either side of the house that maximize outdoor use. The open concept main floor consists of a living room, a dining room, and a kitchen that overlooks the park. There is also a very versatile room that could be used as a den or office, a foyer, a mudroom, and a half bath. The upper floor is comprised of 3 bedrooms, a 4-piece ensuite, a 4-piece bath, a laundry room, and walk-in closet that connects to the primary bedroom for the utmost convenience. The newly finished basement has added 2 more bedrooms, a 4-piece bath, storage, and a spacious family room! Pictures of the new basement and a new virtual tour have now been added! The home has been completely landscaped and fully fenced with a convenient gate for lane access. The Country Meadows



community is conveniently located just minutes away from Highway 3, and numerous amenities such as the university and one of the largest YMCA facilities in North America.

Built in 2022

Essential Information

MLS® #	A2238476
Price	\$619,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	320 Grassland Boulevard W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5V1

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Oven, Built-In Refrigerator, ENERGY STAR

	Qualified Appliances, Microwave, Dishwasher, Stove, Window Coverings, Induction Cooktop
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Covered Deck
Lot Description	Back Yard, Front Yard, Large Lot, Fenced, No Remarks, Underground Sprinkler
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Deck
Foundation	Poured Concrete



Additional Information

Date Listed	July 9th, 2025
Days on Market	23
Zoning	R-L

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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