



GRASSROOTS
REALTY GROUP

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**85 Park Meadows Boulevard N
Lethbridge, Alberta**

MLS # A2332035



\$349,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Carport, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, freezer, washer, dryer, most window coverings, shed

If you've been looking for a home with space, parking, and plenty of potential, 85 Park Meadows Blvd N is worth a look! Located on a corner lot in a great north side location, this 5-bedroom home offers a flexible layout that's perfect for a growing family, multi-generational living, or someone looking for an opportunity to add value. The main floor has seen some great updates, including newer flooring and a renovated full bathroom, giving the home a fresh, comfortable feel. With one full bath and two half baths, there's plenty of convenience for busy households. The basement offers excellent potential for a future suite (subject to all required municipal approvals), making it an attractive option for those looking to add value or generate rental income. Outside, you'll appreciate the ample parking. Between the oversized driveway and RV parking, there's room for all your vehicles, toys, and guests. The low-maintenance backyard means you can spend more time enjoying your outdoor space and less time working in it. Packed with space, flexibility, and potential, this is an opportunity you won't want to miss. Book a showing with your REALTOR® today and discover everything 85 Park Meadows Blvd N has to offer!