



GRASSROOTS
REALTY GROUP

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270 Grassland Boulevard W
Lethbridge, Alberta

MLS # A2337698



\$434,900

Division:	Country Meadows Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,453 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Welcome to 270 Grasslands Blvd! This immaculate, one-owner half-duplex built in 2022 and fully finished from top to bottom in highly desirable Country Meadows! Offering true turn-key living with 4 bedrooms, 3.5 bathrooms, and central air conditioning. The main floor features a bright, open-concept layout connecting the living, dining, and kitchen areas—perfect for entertaining. Upstairs, you'll find 3 bedrooms, including a primary suite complete with a walk-in closet and 4-piece ensuite, plus the convenience of top-floor laundry. The fully finished basement adds fantastic extra living space with a large recreation room, 4th bedroom, and a 3-piece bathroom. Outside, relax on your large west-facing deck in the fully fenced backyard, ideal for soaking up evening sunsets. Complete with a single detached garage. Close to parks, trails, and West Lethbridge amenities—call your favourite REALTOR and schedule your showing today!