



GRASSROOTS
REALTY GROUP

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**22 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2350901



\$515,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, garage door opener + remote, central air conditioner, solar panels

Welcome to Country Meadows! This quiet community has a lot to offer - including parks and great access to amenities. This 2 storey home is located in a cul-de-sac with alley access, offering a double attached garage, well sized (and landscaped) yard, along with the feeling of being in a newer home! With a bright main floor, open concept and fantastic for entertaining with quartz counters, walk-in pantry and half bathroom. The upstairs enjoys 3 bedrooms, 4 piece bathroom, laundry area (making laundry day a breeze!) and a 3 piece ensuite! The primary retreat also boasts a walk-in closet and vaulted ceilings. The basement is unfinished but ready for your finishing touches. With solar panels and AC, you'll be comfortable year round!