

**201 Grassland Boulevard W  
Lethbridge, Alberta**

**MLS # A2299082**



**\$519,900**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage heater, garage door opener, all attached shelving in garage, A/C unit

Welcome to 201 Grassland Boulevard W. This fully developed two-storey offers 1,412 square feet above grade with a clean, functional layout and modern finishes throughout. The main floor opens with a bright open-concept design connecting the kitchen, dining, and living spaces seamlessly. The living room is anchored by a fireplace, creating a warm and comfortable focal point within the home. The kitchen offers plenty of workspace and flows naturally into the dining area, making it well suited for both everyday living and entertaining. A discreet office nook provides a practical work-from-home setup, while a convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom features a walk-in closet and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry add everyday convenience and functionality to the second floor. The basement is fully developed with a large rec room, an additional bedroom, and a 3-piece bathroom, offering flexible space for guests, a home gym, media room, or family living. Outside, the property is finished with a patio area and double detached garage, creating an ideal setup for enjoying the warmer southern Alberta months. Located in a growing westside neighbourhood close to parks, schools, and amenities, this is a well-rounded home with space to grow.