



Anne French
Your REALTOR®
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61 Park Meadows Boulevard N
Lethbridge, Alberta

MLS # A2309958



\$379,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, Window coverings, A/C

After decades of love and care by the same family, This well-maintained bungalow with a double detached garage, and potential, in the mature Park Meadows neighbourhood is looking for a new owner. This home features a bright main floor with updated kitchen cabinetry,, a spacious living room, three bedrooms up, and a refreshed full bathroom. The basement features a large family room, additional bedrooms/flex spaces, plenty of storage, and a separate rear entrance offering future suite possibilities (subject to City approval). Outside, you’ll find a fully fenced yard with mature trees, patio space, a shed, and perfect garden space. Located close to schools, parks, playgrounds, walking paths, and everyday amenities, including nearby Park Meadows School Park and Park Meadows Elementary School, this is a solid opportunity for families, investors, or buyers looking to break into homeownership at an affordable price point. Call your favourite Realtor today for a private showing!