

**94 Meadowlark Boulevard
Lethbridge, Alberta**

MLS # A2338795



\$400,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Walk-In Closet(s)		

Inclusions: shed

Welcome home to this inviting 1,158 sq. ft. bungalow, ideally located on a mature, tree lined street just steps from Park Meadows Elementary School. The main floor features a spacious sunken living room complete with a cozy gas fireplace and brick mantle, creating a warm and welcoming space to gather. The kitchen offers maple cabinetry, while maple flooring flows throughout much of the main level, with durable lino in the kitchen. Two bedrooms are located upstairs, with the flexibility and potential to create a third bedroom to suit your needs. The main floor bathroom is equipped with a jetted tub, and the ensuite walk in combination works well for the space. Downstairs, you'll find even more living space with a third bedroom, large family room, a thermostat-controlled gas stove for added comfort, and plenty of additional storage. Outside, enjoy the established backyard with alley access, a gas hookup for the BBQ, and a mature apple tree perfect for relaxing or entertaining. The double attached garage provides convenient off street parking with the rubber paved driveway and walkway offering low maintenance and durability. With its fantastic location, mature neighbourhood, generous living space, and excellent potential, this home is a wonderful opportunity for families, and first-time buyers.