

**49 Meadowlark Boulevard N
Lethbridge, Alberta**

MLS # A2341086



\$319,900

Division:	Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	891 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Tile Counters		

Inclusions: Fridge, stove, dishwasher, over the range microwave, washer and dryer, two sheds, basement dishwasher as is never used

Welcome to this fully developed, suited bi-level half duplex—an excellent opportunity for first-time buyers, families or investors! The bright and inviting main floor features an open-concept kitchen and dining area, a spacious living room with laminate flooring and access to a cozy balcony, two generous bedrooms and a full bathroom. The lower level provides additional living space with a large family room, second kitchen, bedroom and bathroom—ideal for extended family or potential rental income. Outside, you’ll appreciate the fully fenced and landscaped yard, garden area and storage shed. The impressive front parking pad can accommodate up to five vehicles! Conveniently located across the street to Park Meadows Elementary School, parks, shopping and public transit, this versatile property offers plenty of possibilities.