# \$629,900 - 774 Violet Place W, Lethbridge

MLS® #A2201399

### \$629,900

3 Bedroom, 3.00 Bathroom, 2,013 sqft Residential on 0.13 Acres

Country Meadows Estates, Lethbridge, Alberta

The "Rowan", functional floor plan with large mudroom and walk through pantry off the over-sized garage. Cul de sac location for this large pie-shaped Lot. Tall ceilings and lots of glass throughout the main floor for that extra natural light. Modern light fixtures, kohler plumbing fixtures, quartz counter tops. Open staircase leads you to a large primary bedroom . You will enjoy the 5 piece ensuite with dual sinks, and separate tub and shower. Lots of room for those clothes in the walk in closet as well. The bonus room separates the primary bedroom from the 2 kids bedrooms, great for privacy. There is also the convenience of an actual Laundry room upstairs as well. Basement is undeveloped but set up for family room, bedroom and another full Bathroom. Country Meadows is a smaller community with easy access to down town core, close to twin rinks and pool, schools and shopping. Play ground only a short walk away. New home warranty. Home is virtually staged.

Built in 2024

#### **Essential Information**

MLS® # A2201399 Price \$629,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1







Square Footage 2,013 Acres 0.13 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 774 Violet Place W

Subdivision Country Meadows Estates

City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1J5V1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 12th, 2025

Days on Market 233
Zoning RCL

### **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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