

# \$569,900 - 761 Violet Place W, Lethbridge

MLS® #A2175343

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,607 sqft

Residential on 0.08 Acres

Country Meadows Estates, Lethbridge, Alberta

Fantastic 3 bedroom model by Avonlea with bonus room. WALKOUT BASEMENT. The bonus room could easily be converted to a 4th bedroom. This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry. The main floor includes a convenient 2-piece washroom. The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your optional rear deck. Beautiful large windows allow for an abundance of natural light to fill the home. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level. The Kohen is the perfect family home, with a basement level that can be further developed to include family room, fourth bedroom and a full bath. The back yard has plenty of space for the growing family. Convenience of schools, park, and shopping near by. NHW. Home is virtually staged. **FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE.** Certain restrictions apply



Built in 2024

Essential Information

MLS® #	A2175343
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	761 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, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 16th, 2024
Days on Market	219
Zoning	RCL

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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