

# \$599,900 - 766 Violet Place W, Lethbridge

MLS® #A2201421

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.17 Acres

Country Meadows Estates, Lethbridge, Alberta

This stunning property built on a Huge pie-shaped Lot features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Basement is undeveloped but set up for Family room, bedroom and another full bathroom. You will also enjoy the large double garage and your family will enjoy the large back yard. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2024

## Essential Information

MLS® #

A2201421



Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	766 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, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	77
Zoning	RCL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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