

# \$440,000 - 237 Crocus Terrace W, Lethbridge

MLS® #A2218363

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.06 Acres

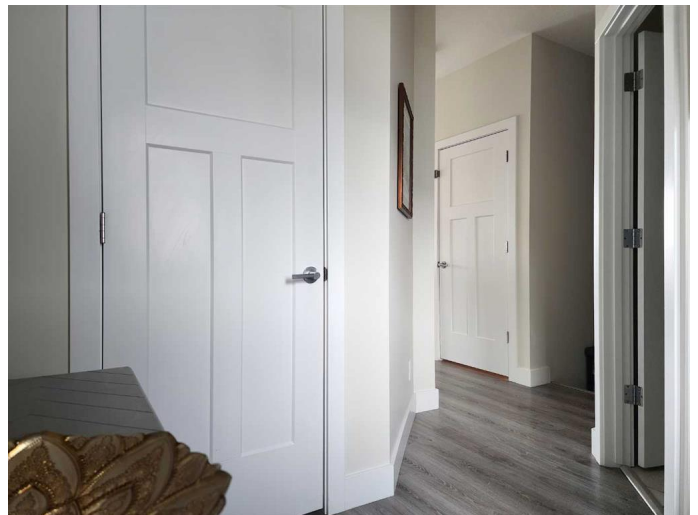
Country Meadows Estates, Lethbridge, Alberta

This charming 1,398 sq/ft two-story half-duplex offers the perfect blend of comfort, convenience, and functionality. Nestled in a quiet neighborhood with easy access to amenities, this home boasts three spacious bedrooms, including a large primary suite, and an upper-floor laundry for added convenience. The well-equipped kitchen features an island, ample cabinetry, and a complete appliance package, including a gas stove with double ovens. Enjoy year-round comfort with an HRV system, air conditioning, and underground sprinklers. Step outside onto the spacious deck, which comes with a gas line ready for BBQs. The cozy living room provides an inviting space to relax, while the lower level offers potential for future development. Affordable and thoughtfully designed, this home is a fantastic opportunity for comfortable living in a desirable location.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218363  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,399     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, 2 Storey |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 237 Crocus Terrace W    |
| Subdivision | Country Meadows Estates |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J 5B2                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Off Street, Driveway, Single Garage Attached |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | See Remarks   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | City Lot, Landscaped, Lawn, Level, Back Yard, Private, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 94            |
| Zoning         | R-37          |

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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