

**114 Meadowlark Boulevard N
Lethbridge, Alberta**

MLS # A2202116



\$425,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	852 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Suspended Ceiling, Vinyl Windows		

Inclusions: Shed, Hottub

This beautifully updated bi-level features a large heated 24x30 detached garage, perfect for projects or storage! Recent upgrades include windows, furnace, hot water tank, vinyl plank flooring, torch-on roofing, new carpet, and a rebuilt deck with duradek finish. The open-concept main floor offers a bright living room, dining area with deck access, and a modern kitchen with pantry and stainless steel appliances. Two bedrooms and a full bath complete the main level, while the finished basement includes a family room, office nook, two more bedrooms, and a 3-piece bath. With custom blinds, a newer LG washer & dryer, a spacious lot with patio, shed, and ample parking for six vehicles or an RV, this home is a rare find! Conveniently located near Park Meadows Elementary in a great North Lethbridge neighborhood—don't miss out!