

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

MLS® #A2218363

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.06 Acres

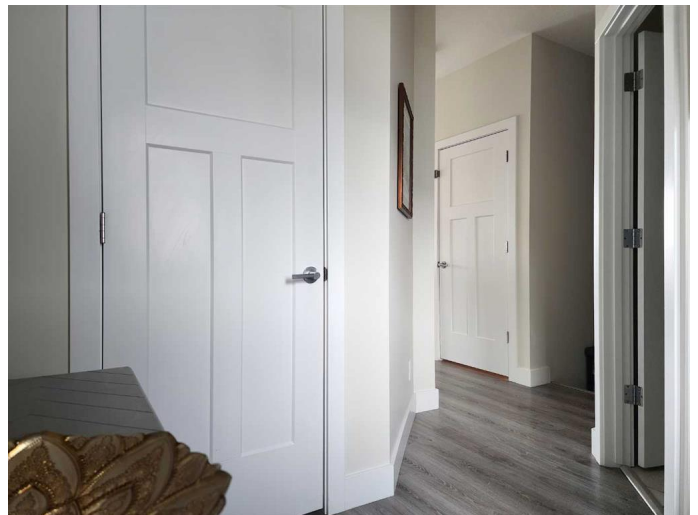
Country Meadows Estates, Lethbridge, Alberta

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	98
Zoning	R-37

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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