

\$565,000 - 225 Cougar Way N, Lethbridge

MLS® #A2205599

\$565,000

6 Bedroom, 3.00 Bathroom, 1,579 sqft
Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

Welcome to this spacious 6-bedroom, 3-bathroom family home, perfectly located just across from a beautiful park, offering both a peaceful and convenient lifestyle. This home boasts ample space for growing families or those seeking room to entertain and relax. With a fully developed basement, new interior paint, and numerous updates throughout, it is ready to move in and enjoy.

Key Features:

6 Large Bedrooms: Generously sized rooms perfect for family, guests, or even a home office.

3 Full Bathrooms: Well-designed bathrooms with plenty of space and modern finishes.

Fully Developed Basement: Ready for your personal touch with a rough-in for an additional bathroom, offering endless possibilities for expansion, entertainment, or a home gym.

Gas Fireplace: Cozy up during cooler months with a beautiful gas fireplace, adding both warmth and ambiance to the living space.

New Interior Paint: Freshly painted interior creating a bright, welcoming atmosphere throughout the home.

Cinderblock Fence: Offers enhanced privacy



and durability, creating a secure and private outdoor space.

Newer Hot Water Tank & Newer Roof: Enjoy peace of mind with recent upgrades ensuring long-lasting reliability.

Duradeck Decking: Low-maintenance and high-quality decking perfect for relaxing outdoors and entertaining.

240V Outlet in Garage: Equipped with a 240V outlet, this garage is ready for your electric vehicle charger, providing ultimate convenience for eco-friendly living.

Located in a family-friendly neighborhood and directly across from a park, this home is an absolute gem. Whether you're looking for space, comfort, or modern upgrades, this property offers everything you need. Don't miss the opportunity to make this your forever home!

Call your realtor to schedule your private viewing today!

Built in 2002

Essential Information

MLS® #	A2205599
Price	\$565,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached

Style 2 and Half Storey
Status Active

Community Information

Address 225 Cougar Way N
Subdivision Uplands
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 6R5

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Bathroom Rough-in, Central Vacuum, Open Floorplan
Appliances Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Range
Heating Central, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other, Private Yard
Lot Description Back Yard, Landscaped, Underground Sprinklers
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 25th, 2025
Days on Market 10
Zoning R-L

Listing Details

Listing Office

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