

# \$950,000 - 641 Southgate Boulevard S, Lethbridge

MLS® #A2191710

**\$950,000**

3 Bedroom, 3.00 Bathroom, 1,556 sqft  
Residential on 0.11 Acres

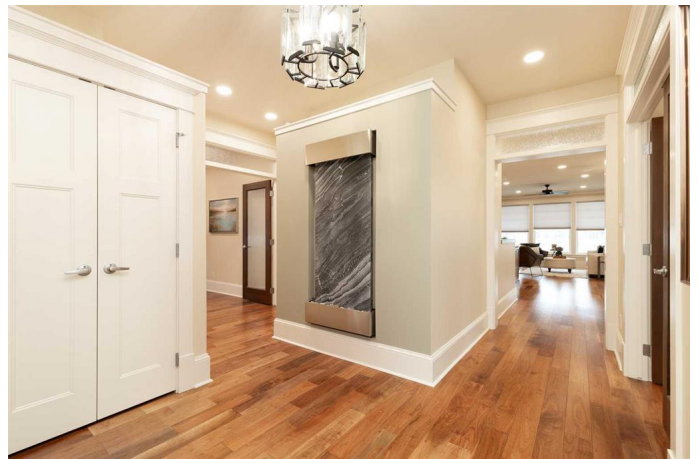
Southgate, Lethbridge, Alberta

Custom-built by Castle Rock Homes, this stunning walkout bungalow offers the perfect blend of luxury, comfort, and convenience. Ideal for retirees, professionals, or those moving into the city, this home is designed for easy living. With 3 bedrooms, a den, and a main-floor office, there's plenty of flexible space for work or relaxation. The open-concept design is perfect for entertaining, featuring hardwood floors, crown molding, and two gas fireplaces that add warmth and elegance. A built-in water feature at both the front and back enhances the serene setting, while heated tile floors in the ensuite and basement bathroom provide year-round comfort. The full walkout basement is complete with a wet bar and second laundry, adding convenience and style. Nestled in an unmatched location, this home backs onto Southgate Park/Lake, overlooks Coulee Creek Park/Lake, and borders a green strip, offering breathtaking 200-degree views. The current owner will deeply miss the expansive scenery, peaceful surroundings, and amazing neighbors.

Built in 2009

## Essential Information

MLS® #	A2191710
Price	\$950,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,556
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	641 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5P2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Recessed Lighting, Separate Entrance, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Induction Cooktop, See Remarks, Tankless Water Heater, Water Softener
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	60
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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