

# \$487,900 - 39 Cougar Road N, Lethbridge

MLS® #A2198237

**\$487,900**

3 Bedroom, 3.00 Bathroom, 1,261 sqft  
Residential on 0.12 Acres

Uplands, Lethbridge, Alberta

Don't miss out on this beautiful 4-bedroom, 3-bathroom family home with a walkout, close to parks, Walmart, and amenities. This spacious four-level split features a large living room, a kitchen with newer stainless steel appliances, plenty of counter space, and a cozy dining nook. The inviting family room is perfect for entertaining. The lower level offers a 3-piece bath, laundry area, and easy access to the backyard. Upstairs, the master suite includes a private deck, ensuite with a jacuzzi tub and shower, plus another full bath and bedroom. The basement has a rec area and two additional bedrooms. Includes new roof 2023, and newer hot water tank. Luxury vinyl plank floors on the upper level fall 2024. With a double garage, RV parking, and a low maintenance yard, this home is ideally located and ready for you to move in! Don't waste anymore time and call your favourite realtor today!

Built in 1994

## Essential Information

MLS® #	A2198237
Price	\$487,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.12



Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	39 Cougar Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6H2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R-L

### **Listing Details**

Listing Office

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