# \$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

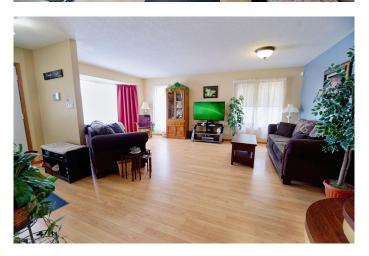
Full Baths 3

Square Footage 1,261

Acres 0.12







Year Built 1994

Type Residential Sub-Type Detached

Sub-Type Detache
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 REAL BROKER

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