

\$625,000 - 536 Couleesprings Crescent S, Lethbridge

MLS® #A2265568

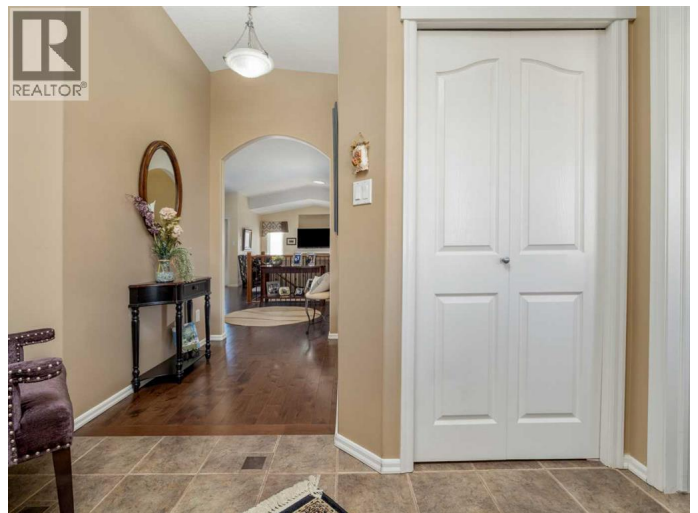
\$625,000

4 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to this stunning, and well-maintained bungalow, perfectly situated in one of Lethbridge's most desirable Southside neighborhoods. Just a short stroll from two peaceful lakes and minutes away from shopping, this home offers the perfect blend of comfort, convenience, and lifestyle. Step inside and be greeted by an inviting open concept layout, filled with natural light. The cozy gas fireplace in the living room sets the tone for relaxed evenings, while the thoughtfully designed kitchen with pull out drawers in the cabinets makes cooking and entertaining a breeze. The convenient main floor laundry adds everyday ease, and the spacious primary bedroom features a true retreat of a 4 piece ensuite with a walk in closet, perfect for unwinding at the end of the day. The fully developed basement offers even more space, with three additional bedrooms, a large family room ideal for movie nights or relaxing evenings, and a bathroom with in-floor heating for that extra touch of comfort. Outside, enjoy the convenience of underground sprinklers and a 25x23 ft attached, insulated, and finished garage, providing plenty of room for vehicles, storage, or hobbies. Notable upgrades include a roof (8 years), central vacuum (4 years), and A/C (2 years). The hot water on demand system ensures efficiency and comfort year-round. Located in a quiet, established neighborhood, this home offers the lifestyle you've been looking for with lakes, walking paths, and amenities just steps



away. If you'd like to view this home please
give us a call or reach out to your
REALTOR® today. (id:6289)

Built in 2007

Essential Information

Listing #	A2265568
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,304
Acres	0.11
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	536 Couleesprings Crescent S
Subdivision	Southgate
City	Lethbridge
Province	Alberta
Postal Code	T1K5R3

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Water Heater - Tankless
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Centre
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