

\$610,000 - 442 Couleecreek Boulevard S, Lethbridge

MLS® #A2100008

\$610,000

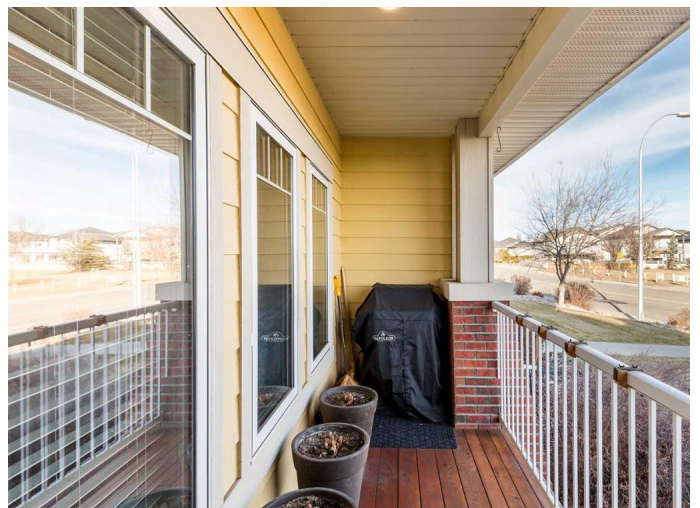
3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.00 Acres

Southgate, Lethbridge, Alberta

Check out this AMAZING 3 bedroom, 3 bathroom, 1.5 story luxury 1430 square foot condo located in the desirable Southgate area.

As you walk up to the condo you will immediately feel welcome under the relaxing, covered veranda. There is plenty of room here to sit, enjoy a beverage, and take in the beautiful lake view. If you prefer a more private outdoor space, there is a second deck on the side of the condo to enjoy. Step inside and you will feel right at home. No expense was spared when renovating this condo and the quality of the workmanship is 10/10! With all new flooring, fixtures, appliances, and a stunning, high end kitchen, this immaculate home is move-in ready. Even the main floor laundry room is updated! The upstairs primary suite is a private oasis, with lake view, that shows like a room from a high end hotel. Thoughtful design can be appreciated in this space with stunning floors, fixtures, 2 sink vanity, shower, soaker tub, walk-in closets and more. A second large bedroom, on the main floor, boasts an updated 4-piece bathroom. A third large bedroom, with an updated bathroom, is located downstairs along with a massive family room allowing plenty of space to hang out, watch a movie, and visit with family and friends. A bonus room downstairs can be used however you desire, whether for additional storage, a home gym, or whatever else you may imagine. A large utility room provides even more storage options, as does the 24x28 attached 2-car garage. Located by parks,



lakes, dining, and shopping, be sure to book your appointment now. You won't be disappointed!

Built in 2007

Essential Information

MLS® #	A2100008
Price	\$610,000
Sold Price	\$597,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,439
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Sold

Community Information

Address	442 Couleecreek Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5S5

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street

Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	January 22nd, 2024
Days on Market	14
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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