

\$524,900 - 87 Cowichan Court W, Lethbridge

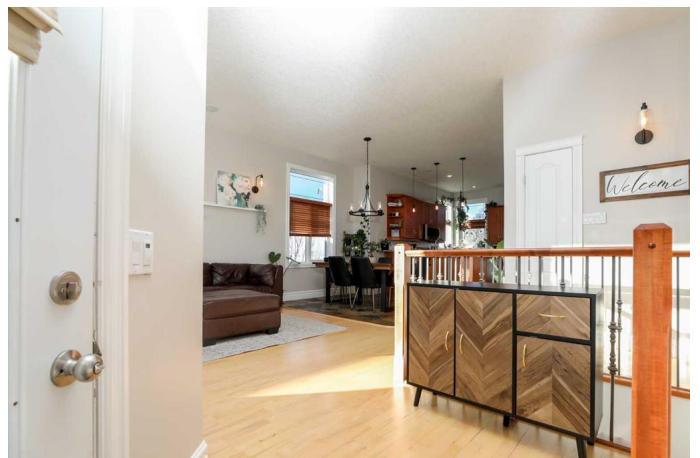
MLS® #A2100091

\$524,900

5 Bedroom, 3.00 Bathroom, 1,260 sqft
Residential on 0.17 Acres

Indian Battle Heights, Lethbridge, Alberta

THIS IS THE ONE! You can have it ALL in this 1260sq. ft. raised BUNGALOW with WALKOUT lower level, 2 GARAGES + RV parking!!!! This home was built for the original owner so you will find incredible attention to detail and lots of extras here. The main floor features 10' ceilings, slate & hardwood floors, 3 bedrooms (the primary bedroom has a 3 piece ensuite and it's own private access to the glass enclosed, maintenance free deck with a sunken HOT TUB for your relaxation) and no neighbors behind for extra privacy. The lower level features a big family room with a gas fireplace, 2 more bedrooms, a 4 piece bathroom and a spacious laundry room plus tons of extra storage areas. The tastefully landscaped, pie shaped lot has lots of special areas to entertain (check out the drone pics!) plus gated RV parking. OOOOHHHH, but wait for it! The possibilities are endless with the HUGE fully finished/heated 24 x 28 DETACHED GARAGE with 1x10' and 1x8' garage doors! Park the big vehicles here, flex in the home gym, work on the car or other projects, store all the toys or set up an amazing home office in this space! Cap it off with all the other expected perks like central A/C, central vacuum, built in speaker system, secured storage under the deck and underground sprinklers and there's really nothing else you could want! This is a truly special home and one you will be proud to own for many years to come... dont' hesitate!



Built in 2001

Essential Information

MLS® #	A2100091
Price	\$524,900
Sold Price	\$512,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	87 Cowichan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V2

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Breakfast Bar, High Ceilings, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 5th, 2024
Date Sold	January 19th, 2024
Days on Market	14
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	MY LIFE REALTY
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