

# \$519,500 - 484 Couleecreek Boulevard S, Lethbridge

MLS® #A2100389

**\$519,500**

3 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.49 Acres

Southgate, Lethbridge, Alberta

Welcome to your dream home in Lethbridge's prestigious Southgate subdivision. This executive-style, corner unit townhome built in 2012 offers a perfect blend of modern design and functionality. With a bungalow-style layout and three bedrooms complemented by three bathrooms, this residence beckons you into a realm of sophistication. High ceilings, vinyl windows, and an artfully designed kitchen featuring an island and stainless steel appliance package set the stage for opulent living. The exquisitely finished basement boasts a large wet bar and a tastefully done, easy to remove stairlift. The double heated garage is not just a practical addition but also ensures inclusivity with a discreetly placed wheelchair lift, with extra care from the owner to ensure it easily removable to suit your preferences. As you step onto the East-facing front veranda, be captivated by the stunning lake views that paint a picturesque backdrop to your daily life. The fully finished basement extends the living space, providing versatility and room for both leisure and practicality. This residence enjoys a serene connection with nature, backing onto a lush park/green space. This retreat offers not only tranquility but also unrivalled privacy. Access to the lake, sidewalks, and nearby shopping ensures that every aspect of your lifestyle is catered to with the utmost convenience.

Don't just own a home; embrace a lifestyle of luxury and practicality. Your invitation to an unparalleled living experience



awaitsâ€”schedule a viewing today and allow this remarkable townhome to weave its story into the fabric of your life.

Built in 2012

### Essential Information

MLS® #	A2100389
Price	\$519,500
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.49
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### Community Information

Address	484 Couleecreek Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A8

### Amenities

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, On Street

### Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped, Views
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 12th, 2024
Date Sold	January 26th, 2024
Days on Market	14
Zoning	R-M
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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