

\$388,900 - 192 Cougar Way N, Lethbridge

MLS® #A2103099

\$388,900

4 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.10 Acres

Uplands, Lethbridge, Alberta

Wake up every morning to the view of the 42 acre Park as your backyard from the primary bedroom!! This fully developed home features 3 bedrooms on the main floor, including a 3 piece ensuite. The kitchen is a great design with good counter space, and a full pantry closet. The back door from the kitchen leads to the sundeck and backyard. Picture sitting on the deck admiring all the green space or watch the kids at the playground from your lounge chair!! The dining area can accommodate a large table for family dinners with space for a hutch and full dining suite. The living room is open to the kitchen and enjoy the feel the height of the vaulted ceilings provide.. The basement has an awesome family room for the kids to enjoy their toy box or perhaps the wet bar is the corner fun station for the adults after the kids go to bed! There is a 4th bedroom and a separate den in the basement so a room for everyone!! The utility room has the laundry area as well as some storage. The 4 piece bathroom in the basement has the fibreglass tub surround so easy maintenance for the teens!! With the double attached and heated garage I would say this house may check a lot of boxes for the young family starting out in a wonderful family friendly neighborhood. Who doesn't want to live on a Park!?!? The shingles are less than a year old. The yard is nicely landscaped with easy maintenance. The stucco exterior will stand up to the usual summer hailstorms!! This home features 4



bedrooms, plus a den/office, 3 bathrooms, heated attached double garage and located in a family friendly neighborhood in Uplands. Be sure to put this one on your list.

Built in 2000

Essential Information

MLS® #	A2103099
Price	\$388,900
Sold Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,048
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	192 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6P4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street

Interior

Interior Features	High Ceilings, Pantry, Sump Pump(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2024
Date Sold	February 12th, 2024
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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