

# \$509,000 - 30 Couleesprings Place S, Lethbridge

MLS® #A2122051

## \$509,000

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.17 Acres

Southgate, Lethbridge, Alberta

Welcome to your dream home in the sought after Southgate neighbourhood. This beautiful property sits on a large pie lot at the end of a quiet cul-de-sac, offering plenty of peaceful space. Open concept design that seamlessly connects the living room, dining room and kitchen. The kitchen features under cabinet lighting, and display cabinetry and accesses the covered deck for BBQ's or sipping tea. The common living areas up and down, both have high end flooring upgrades. Huge backyard with upgraded landscaping, underground sprinklers, RV parking and a covered walkout patio!! The walkout gives you approx 2200 square feet of bright living space, without the "basement " feeling. Large & Heated double garage, roughly 575 square feet - includes utility sink & central vacuum . This home offers comfort and practicality. Don't miss out on this gem!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2122051  |
| Price          | \$509,000 |
| Sold Price     | \$495,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,132     |
| Acres          | 0.17      |



|            |             |
|------------|-------------|
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 30 Couleesprings Place S |
| Subdivision | Southgate                |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K5C5                   |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Driveway, Heated Garage |

### **Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)               |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                       |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                                                           |
| Lot Description   | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Street Lighting, Underground Sprinklers, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Stone, Vinyl Siding                                                                                               |
| Foundation        | Poured Concrete                                                                                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | June 14th, 2024  |
| Days on Market | 56               |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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