

\$445,000 - 174 Southgate Boulevard S, Lethbridge

MLS® #A2124483

\$445,000

4 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Welcome to your new family oasis nestled in the heart of a coveted neighborhood in south Lethbridge! This move-in ready gem is conveniently located near an elementary school, parks, and a plethora of amenities along Mayor Magrath Drive, ensuring both comfort and convenience for your family's needs. As you step inside, you're greeted by an inviting open-concept main floor boasting a spacious living room complete with a cozy fireplace, ideal for those chilly evenings. The adjoining kitchen showcasing beautiful stained wood cabinets, a convenient corner pantry, and sleek stainless steel appliances, perfect for culinary adventures and entertaining guests. The adjacent dining area provides ample space for family meals and gatherings. Venturing upstairs reveals a tranquil retreat with three bedrooms, including a generously sized primary bedroom boasting a walk-in closet and a full ensuite, offering a private haven for relaxation and rejuvenation. The lower level is a versatile haven for family fun and entertainment, featuring a sprawling family room ideal for movie nights or casual hangouts, a designated kids' play area to inspire creativity and playfulness, and a home gym to promote health and wellness. Additionally, a fourth bedroom awaits, providing the perfect space for a home office or guest accommodation. Completing this level is a convenient three-piece bathroom with laundry facilities and ample storage space. Outside, the meticulously landscaped yard



beckons for outdoor enjoyment and relaxation, while the rear double attached garage offers convenience and security for your vehicles and belongings. Don't miss the opportunity to make this exceptional family home yours and start creating cherished memories in a community you'll love to call home.

Built in 2007

Essential Information

MLS® #	A2124483
Price	\$445,000
Sold Price	\$430,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	174 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Heated Driveway, Off Street

Interior

Interior Features	Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 2nd, 2024
Days on Market	13
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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