

\$439,900 - 181 Southgate Boulevard S, Lethbridge

MLS® #A2135620

\$439,900

4 Bedroom, 4.00 Bathroom, 1,512 sqft
Residential on 0.10 Acres

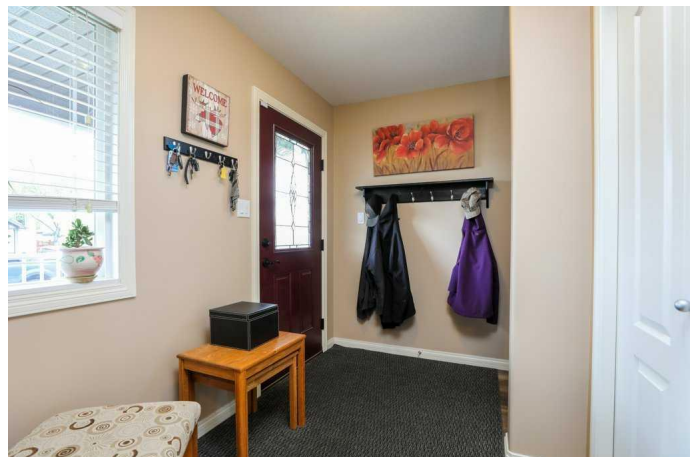
Southgate, Lethbridge, Alberta

Discover refined living in this 2-storey home, nestled in the desirable Southgate neighbourhood of Lethbridge. Designed for contemporary family living, this single-family detached home covers a total developed space of 2205 square feet on a 4244 square foot lot, showcasing a blend of comfort and style in every detail.

Step inside to an inviting open concept main floor that effortlessly combines the living, dining, and kitchen areas into a cohesive space ideal for modern lifestyles. The kitchen with a full suite of appliances, an island for additional prep space, and direct access to the back deck—perfect for summer barbecues. A beautifully designed pergola and patio area, creating an ideal setting for outdoor entertainment or serene evenings with loved ones.

The main floor also features a versatile office or flex space, adapting to your lifestyle whether you need a home office, a study, or a play area. Moving upstairs, the residence offers three bedrooms, including a primary suite with an ensuite bathroom and walk-in closet, ensuring a private and serene retreat. An additional 4pc bathroom on this level provides convenience for family and guests alike.

The lower level extends the living space with a large recreation room perfect for movie nights



or gaming, a fourth bedroom, and another 4pc bathroom, enhancing the home’s functionality and appeal.

Outdoors, the property is completely landscaped and includes a double detached garage with extra parking space suitable for an RV.

This home is not just fully developed but also move-in ready. Located in a sought-after neighbourhood, it is minutes away from Lethbridge College, Costco, various schools, restaurants, and scenic walking paths. A perfect blend of luxury, comfort, and convenience awaits you here.

Built in 2005

Essential Information

MLS® #	A2135620
Price	\$439,900
Sold Price	\$440,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	181 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 8C7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 13th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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