

# \$539,000 - 216 Southgate Boulevard S, Lethbridge

MLS® #A2194136

## \$539,000

5 Bedroom, 3.00 Bathroom, 1,492 sqft  
Residential on 0.14 Acres

Southgate, Lethbridge, Alberta

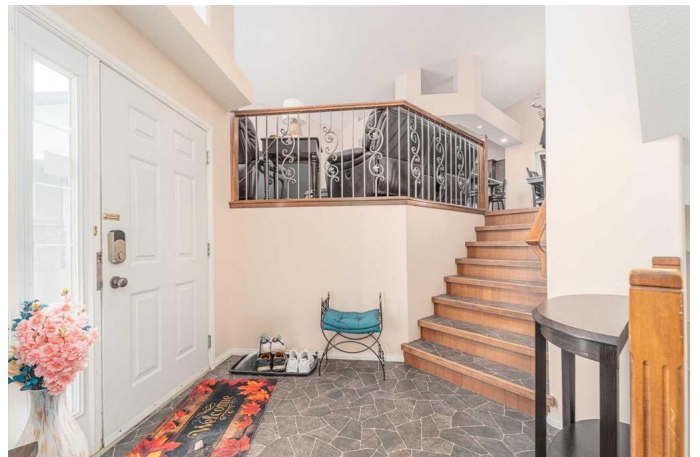
Welcome to this beautifully upgraded 5-bedroom, 3-bathroom bi-level home in the desirable Southgate neighborhood of South Lethbridge. Featuring hardwood floors throughout the open-concept main floor, this home offers a seamless blend of style and functionality.

The modern kitchen boasts granite countertops, brand-new appliances, and under-cabinet lighting, making it a dream space for cooking and entertaining. Step outside to enjoy the large covered deck or relax in your backyard oasis, complete with a patio and sun gazebos, perfect for outdoor gatherings. This home also includes underground sprinklers for easy lawn maintenance, a three-year-old tankless water heater providing endless hot water, and a central vacuum system for added convenience. Located just minutes from shopping, schools, and amenities, this home offers both comfort and convenience in a prime location. This home just had a brand new garage door installed!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2194136  |
| Price      | \$539,000 |
| Sold Price | \$539,000 |
| Bedrooms   | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,492       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 216 Southgate Boulevard S |
| Subdivision | Southgate                 |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1K 8C1                   |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Central Vacuum                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                   |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Other                                    |
| Lot Description   | Landscaped, Standard Shaped Lot          |
| Roof              | Asphalt                                  |
| Construction      | Shingle Siding, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      February 14th, 2025  
Date Sold                        May 5th, 2025  
Days on Market                80  
Zoning                            R-L  
HOA Fees                        0.00

**Listing Details**

Listing Office                    REAL BROKER

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