

# \$369,900 - 11, 284 Cougar Way N, Lethbridge

MLS® #A2222562

**\$369,900**

2 Bedroom, 3.00 Bathroom, 1,033 sqft

Residential on 0.05 Acres

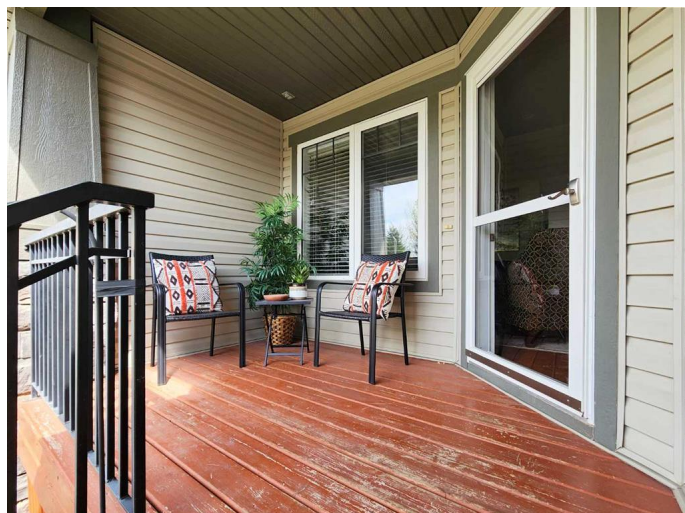
Uplands, Lethbridge, Alberta

Discover adult living in this well-maintained 40+ half duplex condo in Aspen Village! The main living spaces feature elegant hardwood floors, and the dining room opens directly onto a wooden deck, providing easy access to the partially fenced backyard. The main bedroom offers a walk-in closet and a private 4-piece ensuite, while a convenient 2-piece bathroom is also located on the main floor. Enjoy the practicality of main floor laundry with stackable appliances. The property includes an office/family room on the main level, a fully finished basement with a spacious recreation room, a wet bar and a cozy corner gas fireplace alongside a 3-piece bathroom featuring a standup glass shower. An attached single car garage provides added convenience. This home overlooks Legacy Park, offering a serene view, and is surrounded by parks and green spaces, with all amenities just a short distance away. Don't miss your chance to view this property!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222562  |
| Price      | \$369,900 |
| Sold Price | \$380,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,033                  |
| Acres          | 0.05                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Sold                   |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 11, 284 Cougar Way N |
| Subdivision | Uplands              |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1H 6T9              |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Snow Removal                     |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

### **Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Storage, Wet Bar |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer           |
| Heating           | Forced Air                                      |
| Cooling           | None                                            |
| Fireplace         | Yes                                             |
| # of Fireplaces   | 1                                               |
| Fireplaces        | Gas                                             |
| Has Basement      | Yes                                             |
| Basement          | Finished, Full                                  |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                      |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Date Sold      | May 22nd, 2025 |
| Days on Market | 3              |
| Zoning         | R-37           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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