



GRASSROOTS
REALTY GROUP

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6, 284 Cougar Way N
Lethbridge, Alberta

MLS # A2237298



\$385,000

Division:	Uplands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,035 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 265

LLD: -

Zoning: R-37

Utilities: -

Inclusions: Window Coverings

Adult living at it's finest in this beautifully cared for condo in Aspen Village! The main floor is bright and open with large south facing windows. Thoughtfully designed, this 40+ adult condo has main floor laundry, a single attached garage, nice sized Den and a lovely kitchen and dining area. The Den is perfect as a guest room, office or craft room! The primary bedroom is spacious with a walk in closet and full ensuite. Your back deck offers a serene view of Legacy park with plenty of pathways, playgrounds and a lake! Downstairs you get a large storage room, another full bedroom and bathroom and a huge living room to enjoy. Aspen Village is a beautifully cared for community for peaceful enjoyment in a quiet area.