



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6, 284 Cougar Way N
Lethbridge, Alberta

MLS # A2237298



\$379,000

| | | | |
|------------------|---|---------------|-------------------|
| 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 | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 265 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

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.