



**237 Cougar Way N  
Lethbridge, Alberta**

**MLS # A2249528**



**\$434,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Here is a one owner home that features 4 bedrooms, 3 bathrooms, double attached garage, central air conditioning and located in Uplands Blvd N. The Primary bedroom has walk in closet, 3 piece bathroom and vaulted ceilings in the bedroom and kitchen. Another great feature is main floor laundry!! The house is a few steps away from Legacy Park, Cougar Park, shopping, schools and easy access in and out of the neighborhood. There is a 10' x 24' rear deck with easy access from the kitchen to the deck. The house is fully developed with a huge family room, that has a rear basement entrance, under deck storage space and the backyard has a cement pad for RV Parking that is nicely gated too. Paved rear alley access is nice and wide so will be easy to store the RV over winter in your own backyard!! The fencing is concrete and maintenance free!! Beautiful apple tree in the front yard, mature shrubbery all around the house. This home is ready for the next family life story to begin! This home was built by Klassical Homes. The hot water tank was replaced in April 2025. Shingles approximately 2018.