



GRASSROOTS
REALTY GROUP

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**138 Southgate Boulevard S
Lethbridge, Alberta**

MLS # A2251097



\$545,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Garden Shed, Security Cameras		

Welcome to 138 Southgate Boulevard South, a beautifully maintained and energy-efficient (Solar Panels installed in 2024.) two-storey home located in one of Lethbridge's most convenient and family-friendly neighborhoods. Offering 5 bedrooms, 3.5 bathrooms, and a fully finished basement, this spacious home is perfect for growing families or those seeking flexible living space. The main floor features a bright living area, a cozy gas fireplace, and a modern kitchen complete with stainless steel appliances. A large front room just off the foyer serves well as a home office or prayer room. Upstairs, you'll find three bedrooms, including a large primary suite with a luxurious 5-piece ensuite and a spacious closet, as well as a 4-piece main bath for the additional bedrooms. The fully developed basement offers two additional bedrooms, a 3-piece bathroom, and a large family room — perfect for guests or entertaining. Comfort is ensured year-round with central air conditioning, and energy savings are made easy thanks to a solar panel system. Outside, enjoy a landscaped yard with underground sprinklers, a detached double-car garage accessed via the rear lane, and there is enough space in backyard to park your motorhome or trailer. Located just minutes from Costco, Walmart, Superstore, schools, parks, and transit, this property blends comfort, convenience, and long-term value. Don't miss the opportunity to own this exceptional home in South Lethbridge. Call your favorite REALTOR® to book a viewing.