



GRASSROOTS
REALTY GROUP

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

170 Southgate Boulevard S
Lethbridge, Alberta

MLS # A2253566



\$469,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this beautiful 2-storey home located in the vibrant community of Southgate. This property offers a perfect blend of comfort and functionality with 3 spacious bedrooms, 2.5 bathrooms, and an inviting open-concept layout. The bright kitchen is ideal for entertaining, featuring granite countertops and plenty of space to gather with family and friends. The main floor also boasts a large front office area, perfect for working from home or creating a quiet study space. Cozy up by the gas fireplace in the living room, creating the perfect atmosphere for family evenings or entertaining guests. Step outside to enjoy the back deck, where you can relax or host summer barbecues. Other features include RV parking and a brand-new hot water tank for peace of mind. A double detached garage provides ample storage and parking. Ideally located close to schools, shopping, and all amenities, this home offers both lifestyle and location in one.