



**159 Cougar Crescent N
Lethbridge, Alberta**

MLS # A2265971



\$445,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Blinds, Garage door remote, Garage cabinets, Toilet cabinet & shelves

This 1050 sq ft home offers 4 beds, 3.5 baths, A/C, and pride of ownership throughout. Enjoy a bright main floor, spacious family room, and private ensuite. Sitting on a corner lot with RV parking, Gemstone lighting, and just a 4-minute walk to the 70-acre Legacy Park, this home has location and lifestyle all in one!