



GRASSROOTS
REALTY GROUP

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**225 Couleecreek Manor S
Lethbridge, Alberta**

MLS # A2270197



\$649,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,511 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Aggregate, Double Garage Attached, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Counters

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, stand up freezer in basement, bar fridge, all window coverings, all tv mounts(no tv's), 1 garage door remotes.

Beautiful Bungalow Living with nice updates in desirable South Lethbridge, close to all big box shopping, restaurants, grocery store, medical clinic, & other amenities! Stucco exterior with stone accents. Roof has newly installed "Net Zero" solar system(2025) that allows you to make money on power in the warmer months, and use those funds to offset your costs in the colder months. Inside you'll find a nice open plan with vaulted ceilings on main. Main floor has hardwood floors in living room and vinyl tile in foyer and kitchen. Home features a bedroom/office just off the entry. Open plan for living room, kitchen, and dining room. Kitchen was remodeled in 2021 and features wood and quartz counters, white cabinets, stainless steel appliances, skylights above, and a 5 foot deep corner pantry. Living room has gas fireplace and large windows for plenty of natural light. Door to deck out back from dining room and primary bedroom. Primary bedroom also has vaulted ceiling and features NEWLY RENOVATED(2025) 3 piece ensuite with walk-in tiled shower and walk-in closet with organizers. A 3rd bedroom, another full bath, and a laundry room/mud room connected to the garage entrance are also on the main. Basement is fully developed with large family room that features wet bar, gas fireplace, and walk-out garden doors to covered patio below deck. Basement also has 2 more bedrooms and a flex room with double doors(currently being used as a 6th bedroom) that could also be used as a gym/craft room/music room. Another full bath completes the basement. Double attached garage for your vehicles with 220v plug that can be used to add an EV charger, RV plugin, or heavy duty tool machine. Yard is fenced and landscaped with underground sprinklers. Home has convenience of central a/c and back alley access. Take a short walk to Coulee Creek Park & Pond as

you enjoy living in this fantastic neighbourhood close to everything you want & need!