



GRASSROOTS
REALTY GROUP

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25, 284 Cougar Way N
Lethbridge, Alberta

MLS # A2271816



\$379,500

Division:	Uplands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,027 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected
Features:	See Remarks		

Inclusions: n/a

Immaculate 2 bedroom 2.5 bathroom, BUNGALOW style condo in Aspen Village. Move in and relax... Pride of ownership! It will feel like home from the front Covered veranda to the back deck. Main floor boasts a spacious entry, living room, very bright kitchen / dining area, master suite, bedroom, main floor laundry and 1.5 bathrooms. Lower level has finished family room for all those special occasions and 4 piece bathroom. (plenty of room for a work shop and guest room as well) Complete with central air, central vac, ensuite bath and a single attached garage. Aspen village also features plenty of on-site parking. What a great location ... close to groceries, shopping, transportation, parks and restaurants. Call your favorite REALTOR to book your showing today.