



**4, 40 Cougar Cove N  
Lethbridge, Alberta**

**MLS # A2285312**



**\$249,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Blinds

Tired of spending money on Rent! Looking for a great investment property! Welcome to Cougar Cove. Fully developed 3 bedroom, 1.5 Bathroom condo located next door to all the amenities of Legacy Park. Bright and open floor plan on the main floor, large kitchen area and pantry. 2 piece bathroom on the main floor for your convenience as well. 3 bedrooms, full bathroom and laundry, in the basement. Just bring your furniture, this unit comes with everything, kitchen appliances, washer/dryer, Central Air and Blinds. Ready for immediate possession.