



**2, 23 Cougar Cove N
Lethbridge, Alberta**

MLS # A2293643



\$259,900

Division:	Uplands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	650 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: N/A

If you're looking to downsize, purchase your first home, or add a solid investment to your portfolio, this fully developed 3-bedroom corner unit is definitely worth a look. The bright and open main floor offers a welcoming layout that's perfect for everyday living and entertaining, featuring a spacious kitchen with plenty of workspace and a convenient pantry. A 2-piece bathroom on the main level adds extra convenience for guests. Downstairs, you'll find all three bedrooms, a full bathroom, and the laundry area. Having the bedrooms on the lower level creates a quiet and private retreat away from the main living space. Step outside to enjoy your own private balcony, and take advantage of the assigned parking stall complete with a plug-in for those cold winter mornings. With low condo fees and a fantastic location close to all the amenities of Legacy Park, this property is an excellent option for anyone looking in this price range. Call your REALTOR® to book your showing today.