



**289 Cougar Way N
Lethbridge, Alberta**

MLS # A2298326



\$379,900

Division:	Uplands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	903 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Moveable Shed

Opportunity in Uplands! This side-by-side 4-level split sits on a great-sized corner lot, giving you extra outdoor space and room to enjoy. Offering a total of 1,283.62 sq ft of developed living space (903.31 sq ft above grade plus 380.31 sq ft developed), this home provides a functional layout with room to grow. Step inside and you are welcomed by vaulted ceilings and a large front window that brings in plenty of natural light. The living room offers a comfortable space to gather, while the kitchen and dining area are just steps away with easy access to the fully fenced backyard and patio. The upper level features bedrooms and a full bathroom, while the third level provides a spacious family room—perfect for movie nights, a kids’ play area, or a home office. The lower level includes storage, laundry, and a convenient bathroom, with additional space that can be developed to suit your needs. Located close to the NEW Legacy Park, along with walking paths and everyday amenities, this home offers a great opportunity in a well-established neighbourhood with a location that’s easy to enjoy.