



**154 Southgate Boulevard S
Lethbridge, Alberta**

MLS # A2135412



\$459,999

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge (2) Dishwasher (2), Basement Microwave Convection Oven, Basement Fireplace Unit, Garage Door Opener & 1 Remote, All Blinds, Hot Tub

Awesome Southgate home in South Lethbridge. Southgate has large parks and walk ways to enjoy and close to shopping and dining options. This home offers 3 upper bedrooms, primary has 4 piece ensuite, main floor has large foyer, 2 piece bath with laundry, main floor bedroom (previously used as a salon, so could be a wet bar), living room, dining room & kitchen. Basement features a separate entrance, utility/laundry room, 4 piece bath, bedroom, rec room and kitchenette. This would be perfect for a family member to have their independant space. Off the main floor kitchen you have access to a large two tier deck with built in hot tub, beautifully landscaped yard and double detached garage. Upgrades and maintenance as follows: 6 Person Hot Tub winterized Arctic Spa & New Cover; Hot Water Tank December 2023; Sump Pump Nov '23; fence newly painted, brick stone courtyard; front lawn re-landscaped summer '23; Lower suite furniture could be negotiated; all vents cleaned, eavestroughs & downspouts cleaned Oct '23; soft water system inspected & cleaned. Would be an amazing location to call home.