



**5, 266 Couleesprings Terrace S  
Lethbridge, Alberta**

**MLS # A2140296**



**\$440,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Common, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters		

**Inclusions:** Fridge, gas cooktop, built-in oven, built-in microwave, dish washer, washer, dryer, garage door remote

Discover the perfect blend of comfort and convenience in this elegant 3-bedroom, 2.5-bathroom condo located at 5-266 Couleesprings Terrace S, Lethbridge, AB. Boasting 1597 sq ft of well-designed living space, this property features an open concept main floor with a well-appointed kitchen including built-in appliances and quartz countertops. Upstairs, the bedrooms offer private retreats with plenty of space and light. The primary suite features an en-suite bathroom, ensuring a private and luxurious space to unwind. Nestled in a tranquil Southside location within the Block 19 Condo development, this home promises a worry-free lifestyle. Additionally, the double attached garage adds to the convenience. Enjoy proximity to essential lifestyle amenities: all your shopping, dining needs, and Southgate Park, merely a stone's throw away, offers lush green spaces for recreation. Mayor Magrath Dr & 16 Ave S, easily accessible, ensures you're well-connected to the rest of the city. This condo is a perfect match for those seeking a stylish, maintenance-free living environment in a vibrant community. Make it yours today!