



**630 Couleecreek Place S
Lethbridge, Alberta**

MLS # A2159849



\$649,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,501 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Lawn, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, pool table, hot tub, all window coverings, A/C (all as is)

Explore this new listing at 630 Couleecreek PI S, Lethbridge, AB, a meticulously designed 4-bedroom, 2.5-bathroom house offering both comfort and convenience. With a generous interior of 1501 sqft, this home boasts large bedrooms, an open layout, and a walkout basement. The spacious garage and ample parking make it a haven for vehicle enthusiasts. Nestled in a quiet cul-de-sac in a sought-after south side location, the property features a no-maintenance front yard and a custom brick facade that enhances its curb appeal. The lifestyle here is complemented with a large deck and a hot tub, perfect for relaxation or entertaining. The locale is exceptionally ideal, being just steps away from Southgate Park, where you can enjoy leisure and outdoor activities, and proximate to essential shopping at Costco. The ease of access to these amenities underscores the practicality of its prime location. With a strong sense of community and ease of living, 630 Couleecreek PI S represents a unique opportunity in the Lethbridge market for anyone seeking a blend of modern living and accessible convenience. This home is not just a residence but a place for making lasting memories. Come and see this incredible property that could be your new home.