



GRASSROOTS
REALTY GROUP

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18 Cougar Crescent N
Lethbridge, Alberta

MLS # A2192256



\$489,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,462 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Garage Door Opener & Remote, Movable Shed, 2 x Fridges in Garage, Pool Table

Welcome to 18 Cougar Crescent N, a spacious bungalow in a quiet Lethbridge neighborhood. This 5-bedroom, 3-bathroom home features a heated double attached garage and a functional layout perfect for families. The main floor offers a bright living room with a gas fireplace, a well-designed kitchen with plenty of counter tops and cabinets, and a long dining room with easy access to the back deck. The primary bedroom includes a 3-piece ensuite and walk-in closet, along with two additional bedrooms on this level. Downstairs, you'll find two more bedrooms, a laundry room, a cold-storage room, a 4-piece bathroom, and a large family room wired for sound, perfect for movie nights or entertaining, with a pool table included. Step outside to enjoy the low-maintenance backyard, complete with a 10'x16' covered deck, a 12'x14' greenhouse, and a movable shed. Whether you're raising a family or simply looking for extra space, this home is ready to welcome you! Please view the video walkthrough in the links tab or on YouTube by searching for the home address.