



2, 416 Couleecreek Boulevard S  
Lethbridge, Alberta

MLS # A2196814



**\$339,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Southgate   |               |                   |
| <b>Type:</b>     | Residential/Triplex   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,409 sq.ft.  | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 280 |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame                                     | <b>Zoning:</b>    | R-50   |
| <b>Foundation:</b> | Poured Concrete, See Remarks   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s) |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Range Hood, Microwave, Washer, Dryer, Freezer, Window Coverings, Garage Opener and Remote, A/C

South side townhouse condominium that appeals to all ages! This gleaming 2 story home is squeaky clean, has been really well maintained, and offers classic character. Total living space is 2,034 square feet including the unfinished basement. Featuring an open great room layout, extended raised eating bar, 2 FULL bathrooms as well as a convenient guest bath, flex room, and a really spacious primary bedroom. A shaded front verandah, and sheltered back sun deck create your personal outdoor living space. The single attached garage is drywalled and is extra long measuring just over 26 ft deep with a 10 ft high ceiling...great for additional storage. The lower level is unfinished, has a good sized window, is roughed in for an additional bathroom, and offers potential for a 3rd bedroom and even MORE storage space. The furnace was serviced/overhauled in November of 2024, main living areas were recently painted, and the carpet on the stairs was replaced too. Oven hardly used. Elements of Couleecreek is self managed by it's owners, and the impressive level of care in which it is administered is obvious!