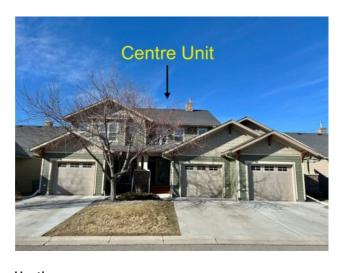


1-833-477-6687 aloha@grassrootsrealty.ca

2, 416 Couleecreek Boulevard S Lethbridge, Alberta

MLS # A2196814



\$339,900

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

Forced Air, Natural Gas	Water:	-	
Carpet, Laminate, Tile	Sewer:	-	
Asphalt Shingle	Condo Fee:	\$ 280	
Full, Unfinished	LLD:	-	
Composite Siding, Concrete, Wood Frame	Zoning:	R-50	
Poured Concrete, See Remarks	Utilities:	-	
Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s)			
	Carpet, Laminate, Tile Asphalt Shingle Full, Unfinished Composite Siding, Concrete, Wood Frame Poured Concrete, See Remarks	Carpet, Laminate, Tile Asphalt Shingle Condo Fee: Full, Unfinished LLD: Composite Siding, Concrete, Wood Frame Poured Concrete, See Remarks Utilities:	

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!