



**630 Couleecreek Place S  
Lethbridge, Alberta**

**MLS # A2306026**



**\$689,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Many Trees, Pie Shaped Lot		

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

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, washer/dryer, blinds, central air conditioner, deck awning, shed, garage shelving, water softener, garage door opener + remote

Sprawling bungalow in a quiet cul-de-sac with plentiful parking! This home offers a family-friendly option with spacious living areas, storage, large yard and a timeless charm ready to be yours. If you're an RV family, there's plentiful space to park, not to mention the tandem double garage which can serve as a triple, or bonus workshop space! The main floor is bright, welcoming and offers a cozy gas fireplace, well sized kitchen with long island, ideal for big family meals. The primary bedroom has a 4 piece ensuite and walk in closet. There's a secondary bedroom, additional 4 piece bathroom and laundry room with sink all sharing the main floor. Taking a few steps outside onto the covered deck with gas line, you're provided with a view to the pie-shaped lot; a yard that offers plentiful space for kids, pets and activities! The basement is walk-up to grade, hosting another gas fireplace, 2 HUGE bedrooms, 4 piece bathroom and storage space. There's a walking path next to your home and with great access to amenities but still tucked away into a quiet section of Southgate you'll enjoy the best of both worlds here!