



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Cougar Cove N
Lethbridge, Alberta

MLS # A2325027



\$290,000

Division:	Uplands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	645 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: All window coverings

Looking for a home that's easy to enjoy and easy on the budget? This stylish 3-bedroom, 2-bathroom condo checks all the boxes. With a clean, contemporary interior and a functional layout, it's the perfect fit for first-time buyers, young families, or anyone looking for low-maintenance living. One of the biggest perks is the location. Grab groceries, run errands, or pick up dinner in just minutes with North Lethbridge's major shopping and services practically around the corner. When it's time to unwind, Legacy Park is nearby, offering beautiful walking trails, pickleball courts, playgrounds, and plenty of space to get outside and enjoy the day. Inside, you'll appreciate the extra storage that helps keep everything in its place, while the deck extends your living space outdoors—ideal for summer BBQs, morning coffee, or simply soaking up the sunshine. Affordable condo fees mean you can spend less on monthly expenses and more on the things you enjoy. Combining modern finishes, a fantastic location, and excellent value, this is a home you'll want to see for yourself. Call your favourite REALTOR® to book a showing.