



GRASSROOTS
REALTY GROUP

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2, 20 Cougar Cove N
Lethbridge, Alberta

MLS # A2331392



\$295,000

Division:	Uplands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	587 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Storage		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Blinds, Central A/C, Floating Shelves

Low maintenance living meets comfort and convenience in this well kept condo built in 2008. The open concept main floor offers a bright living room, dining area, and kitchen with stainless steel appliances, creating a functional space that's perfect for both everyday living and entertaining. A convenient half bathroom completes the main level, while central air conditioning keeps the home comfortable throughout the summer. The fully finished basement features three bedrooms, a full bathroom, and laundry. Step outside to enjoy your private patio, along with the convenience of two assigned parking stalls. Condo fees include exterior maintenance, exterior insurance, landscaping, and snow removal, making homeownership simple and worry free. Whether you're a first-time buyer, investor, or looking to downsize, this is a great opportunity to enjoy easy condo living in a desirable north Lethbridge location. Call your agent today and ask about booking your private showing.