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115 Cougar Road N
Lethbridge, Alberta

MLS # A2349797

$464,900

Division:	Uplands		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,367 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer, dryer, all window coverings, A/C, garage door opener with remote

Welcome to 115 Cougar Road N! This charming three level split is in great shape and shows extremely well. As soon as you enter, you are greeted with high ceilings and windows that allow plenty of natural light. The main level has a bedroom, a living room, and a spacious kitchen with dining area. You also can access the double garage from the main level. Upstairs is the other two bedrooms, including the primary that has a 2pc ensuite. Both bedrooms are sizeable and have tons of room for all of your necessary furniture. Downstairs, you have a large rec room that can be turned into whatever you need it to be. The backyard is beautiful with plenty of green space and a patio area. Located in a desirable neighbourhood and close to plenty shopping and schools, this home won't last long. Contact your favourite REALTOR® today to book your private showing!

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