# **\$548,900 - 225 Cougar Way N, Lethbridge**

MLS® #A2205599

#### \$548,900

6 Bedroom, 3.00 Bathroom, 1,707 sqft Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

This move-in ready 6-bedroom, 3-bath home offers over 2,300 sq ft of finished living space directly across from the stunning 73-acre Park similar to Henderson Lake Park and Nicholas Sheran in North Lethbridge's Uplands community. This home designed with flexibility and space in mind, it's ideal for large families, multi-generational living, or anyone needing room to grow.

The home welcomes you with an impressive 17-foot foyer and flows into a bright, open-concept main floor with soaring 10-foot ceilings. Sun-filled living and dining areas are complemented by a spacious kitchen perfect for hosting. A versatile main-floor bedroom provides the ideal space for guests, a home office, or a playroom.

Upstairs, the master suite offers a private retreat, joined by two additional bedrooms. The fully finished basement includes two more bedrooms and a large recreation areaâ€"perfect for entertaining or relaxing. A heated double garage with a 240V outlet supports EV charging, and the private cinderblock fenced backyard offers room to unwind or play.

Set in a quiet, family-friendly neighborhood, this home is just steps from parks. It's an unbeatable combination of space, comfort, and one of the best locations North Lethbridge has to offer, this is unmatched value homes across from the 73-acre Park don't come available often—book your tour today!





Call your realtor to schedule your private viewing today!

#### Built in 2002

### **Essential Information**

MLS® # A2205599 Price \$548,900

Bedrooms 6

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,707 Acres 0.11 Year Built 2002

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Active

## **Community Information**

Address 225 Cougar Way N

Subdivision Uplands
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 6R5

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Central Vacuum, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

**Fireplaces** Gas

Has Basement Yes

Finished, Full Basement

#### **Exterior**

**Exterior Features** Other, Private Yard

Back Yard, Landscaped, Unc Lot Description

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation **Poured Concrete** 

#### **Additional Information**

**Date Listed** March 25th, 2025

Days on Market 46 R-L Zoning

## **Listing Details**

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