

# \$524,900 - 319 Cougar Way N, Lethbridge

MLS® #A2225371

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.14 Acres

Uplands, Lethbridge, Alberta

Welcome to 319 Cougar Way N, a well-maintained home offering 1,177 square feet of comfortable living space on a desirable corner lot! This property features a double attached heated garage and a thoughtful layout ideal for both daily living and entertaining. The main level offers a bright and inviting living room perfect for relaxing and watching TV. The spacious kitchen has lots of room for the family chef and comes complete with a large island and generous dining area. Expansive windows allow natural light to fill the space, creating a warm and welcoming atmosphere. From the dining room, step out onto the deck – an excellent spot to enjoy warm summer evenings. The primary bedroom is conveniently located on the main floor and features a three-piece ensuite and a walk-in closet. A second bedroom with a large closet is also situated on this level, offering flexible space for family, guests, or a home office. The fully developed basement expands the living area with a large family room, two additional bedrooms, a three-piece bathroom, a dedicated storage room, laundry area, and a utility room, providing ample space for every need. The home includes several updates and features that add to its overall appeal, including a seven-year-old hot water tank, the furnace and air conditioning system replaced in 2022, the deck was redone in 2019, a roof replaced in 2017, and a four-year-old fence. The garage door and opener replaced in 2022 and a water softener is also included. Stepping



outside, your new backyard will be a paradise during the warm Alberta months. Along with the deck, the backyard features an amazing patio with a fire table, shed with a built in BBQ, and lots of space for the whole family. This home combines practicality, comfort, and excellent upkeep, making it a great opportunity in a sought-after location. Contact your favourite REALTOR® today!

Built in 2001

### Essential Information

MLS® #	A2225371
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,177
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	319 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	5
Zoning	R-L

## Listing Details

Listing Office	Onyx Realty Ltd.
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