

**1, 23 Cougar Cove N
Lethbridge, Alberta**

MLS # A2164597



\$230,000

Division:	Uplands		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	594 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Storage		

Inclusions: fridge, stove, microwave, washer/dryer, hood fan, a/c, blinds

Welcome to your dream home on the edge of the Uplands! This immaculately kept, 3-bedroom, 1.5-bathroom house has a warm, open concept with TONS of natural light! Revel in the open, spacious layout, abundant storage, and a colossal pantry for all your culinary delights. If the new Hot Water on Demand system doesn't ensure your comfort, the air-conditioning unit installed 2 years ago will! There's also a reverse-osmosis filter installed and 4 years worth of filters included. Did I mention the vinyl plank flooring to update the carpet is already on location?! Situated next to the expansive Legacy Park, in Blackwolf, convenience is at your doorstep, with shopping, main roads, and schools just a stone's throw away. Enjoy worry-free living with incredibly affordable condo fees at just \$100, covering everything from snow removal to lawn and common area maintenance, insurance, and reserve fund. Seize this opportunity to embrace comfort and convenience in your charming new home! Don't miss this fabulous find, as homes like this are in high demand!