

\$339,900 - 2, 416 Couleecreek Boulevard S, Lethbridge

MLS® #A2196814

\$339,900

2 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.06 Acres

Southgate, Lethbridge, Alberta

South side townhouse condominium that appeals to all ages! This gleaming 2 story home is squeaky clean, has been really well maintained, and offers classic character. Total living space is 2,034 square feet including the unfinished basement. Featuring an open great room layout, extended raised eating bar, 2 FULL bathrooms as well as a convenient guest bath, flex room, and a really spacious primary bedroom. A shaded front verandah, and sheltered back sun deck create your personal outdoor living space. The single attached garage is drywalled and is extra long measuring just over 26 ft deep with a 10 ft high ceiling...great for additional storage. The lower level is unfinished, has a good sized window, is roughed in for an additional bathroom, and offers potential for a 3rd bedroom and even MORE storage space. The furnace was serviced/overhauled in November of 2024, main living areas were recently painted, and the carpet on the stairs was replaced too. Oven hardly used. Elements of Couleecreek is self managed by it's owners, and the impressive level of care in which it is administered is obvious!

Built in 2007

Essential Information

MLS® #	A2196814
Price	\$339,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 416 Couleecreek Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8B9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks, Interior Lot

Roof Asphalt Shingle
Construction Composite Siding, Concrete,
Foundation Poured Concrete, See Rema

Additional Information

Date Listed February 24th, 2025
Days on Market 15
Zoning R-50

Listing Details

Listing Office Royal Lepage South Country - I



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