

**2, 23 Cougar Cove N  
Lethbridge, Alberta**

**MLS # A2293643**



**\$259,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry		

**Inclusions:** N/A

If you're looking to downsize, purchase your first home, or add a solid investment to your portfolio, this fully developed 3-bedroom corner unit is definitely worth a look. The bright and open main floor offers a welcoming layout that's perfect for everyday living and entertaining, featuring a spacious kitchen with plenty of workspace and a convenient pantry. A 2-piece bathroom on the main level adds extra convenience for guests. Downstairs, you'll find all three bedrooms, a full bathroom, and the laundry area. Having the bedrooms on the lower level creates a quiet and private retreat away from the main living space. Step outside to enjoy your own private balcony, and take advantage of the assigned parking stall complete with a plug-in for those cold winter mornings. With low condo fees and a fantastic location close to all the amenities of Legacy Park, this property is an excellent option for anyone looking in this price range. Call your REALTOR® to book your showing today.