



Anne French
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**223 Couleesprings Terrace S
Lethbridge, Alberta**

MLS # A2310187



\$599,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,362 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: FRIDGE, STOVE, DISHWASHER , GARAGE DOOR OPENER AND CONTROL, CENTRAL AIR CONDITIONER,

South Lethbridge gem offering the complete package. This dynamite location pairs perfectly with an open-concept floor plan featuring main floor laundry, 4 bedrooms, and a full ensuite. The kitchen shines with quartz counter tops, a large island, and a corner pantry—ideal for busy families or entertainers. Enjoy cozy evenings around the gas fireplace, and appreciate the durability and curb appeal of Hardiboard exterior. An over sized garage provides ample space for vehicles, storage, or a workshop as well as RV parking right beside. A modern, functional home in a sought-after neighborhood.