



Anne French
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Love where you live.

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11 Cougar Road N
Lethbridge, Alberta

MLS # A2310531



\$484,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove (as is/where is), microwave, dishwasher, garage door opener + remote, window coverings, A/C, U/G sprinklers, roll shutters, shed (as is/where is), ring cameras (front & back doors)

Built to last and cared for with love! This one-owner home offers unmatched value in North Lethbridge, especially if you need something move-in ready. (Update at your leisure or just settle in and enjoy for a while. It's THAT clean and comfy!) This bungalow offers over 1200 square feet of living space, boasting a bright living room and eat-in kitchen with miles of counters and storage. Both bedrooms on the main are larger than you'll find in a new home too. There is a 3-piece ensuite plus as lovely 4-piece bath in the hall. Downstairs your family and friends can kick back in the family room or find their own spot in one of the two big bedrooms (not egress). There is a large utility room and 3-piece bath down here as well. Outside, relax on your covered deck during warm summer evenings, and of course, you'll appreciate your finished, attached garage in winter. A bungalow in this condition is RARE in today's market. Call your agent ASAP and come take a look!