

236 Southgate Boulevard S Lethbridge, Alberta

MLS # A2337678



\$595,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane, No Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Stone Counters, Storage

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, mini washer drawer, dryer, all window coverings, garage door opener w/ 2 remotes, current RPR that does not include deck addition, telus alarm system with 3 cameras and doorbell camera, water sensors X 3, remote control locks and garage doors(\$55 per month/no contract), U/G sprinklers front and back.

Welcome to comfortable, low-maintenance living in this beautifully maintained former showhome in South Lethbridge. This extensively updated bungalow is perfect for down sizers, retirees, or anyone looking for the convenience of having 2 bedrooms and 2 full bathrooms on the main floor. Thoughtfully designed, and offers plenty of space without sacrificing functionality. The main floor features vaulted ceilings, abundant natural light, and a welcoming layout. The kitchen offers a skylight, stainless steel appliances including a gas stove (220V for electric option), corner pantry, quartz countertops and a stylish backsplash. The living room is warm and inviting with a gas fireplace, while the spacious primary bedroom provides a relaxing retreat with a 4-piece ensuite featuring a separate glass shower, two-person jetted tub and walk-in closet. A second main-floor bedroom or office, additional full bathroom, and convenient laundry/mudroom provide excellent everyday functionality and accessibility. The fully finished basement adds even more room for family, hobbies or guests, with a generous 19 x 19 family room, two additional bedrooms, plus a gym, den, office or storage room. Outside, enjoy an impressive 131-foot-deep lot with a large south-facing backyard, covered deck, and gas line for the BBQ. Gemstone lights, heated garage and underground sprinklers front and back are just a few more upgrades to love. Located close to parks, playgrounds, the new elementary school built in 2021, big-box shopping, restaurants and everyday amenities, this home offers the ideal combination of space, convenience and easy living. With everything you need on the main floor and abundant additional space downstairs, this is a bungalow designed to grow with you and make downsizing feel like an upgrade.