

198 Cougar Way N
Lethbridge, Alberta

MLS # A2346137



\$359,900

Division:	Uplands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Front/Back		
Size:	903 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

Backing directly onto Legacy Regional Park, this 4-level split offers a unique opportunity to enjoy an incredible park-side lifestyle right from your own backyard! Legacy Regional Park is a 73 acre destination featuring tennis and pickleball courts, a spray park, paved and natural pathways, picnic shelters, sports fields, and an outdoor hockey rink, just to name a few. With gate access directly from this property's backyard. Inside, the home offers a bright and welcoming main floor with south facing living room windows that fill the space with natural light. The layout includes two bedrooms and a full bathroom, along with a secondary living space on the third level, providing additional room for relaxing, and entertaining. The fourth level features a partially finished two-piece bathroom, laundry and additional space awaiting your vision and finishing touches. Updates in the last 18 months include, new furnace, window coverings and fresh paint throughout. With its direct connection to Legacy Regional Park and a functional multi-level layout, this property is an opportunity to create a home that combines everyday living with exceptional access to outdoor recreation right outside your door.