

# \$419,500 - 4, 262 Couleesprings Terrace S, Lethbridge

MLS® #A2197206

## \$419,500

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.00 Acres

Southgate, Lethbridge, Alberta

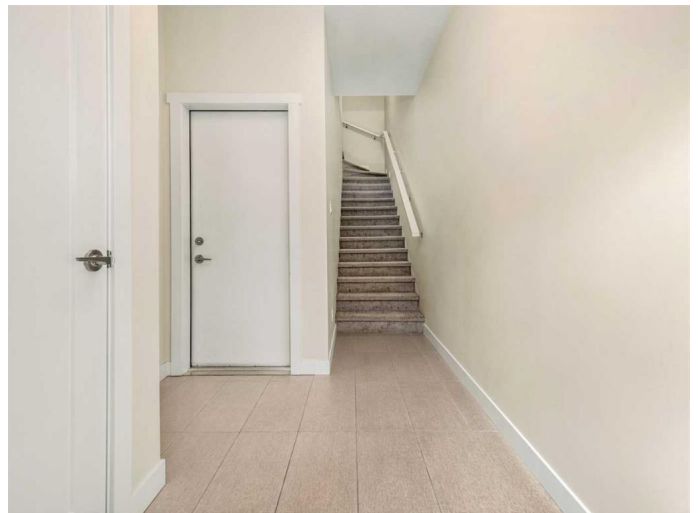
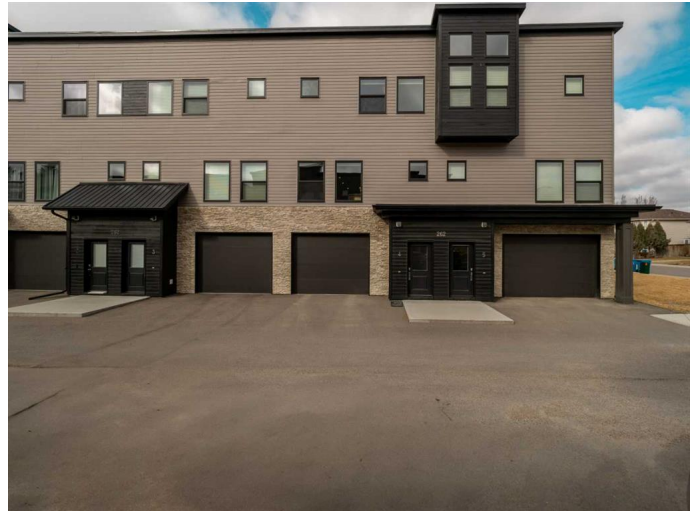
Welcome to Block 19, where modern elegance meets a maintenance-free lifestyle in the highly sought-after Coulee Creek neighborhood. This spacious 3-bedroom, 2.5-bath executive unit offers an exclusive blend of luxury, privacy, and convenience. Enjoy your morning coffee on the extra-large deck – this home provides a peaceful retreat while being just minutes from shopping, dining, and parks. Step inside to a bright, open-concept main floor featuring LVP flooring, modern finishes, and abundant natural light. The stylish chef's kitchen boasts a large island, an electric cooktop, quartz countertops, and a walk-in pantry – perfect for hosting and everyday living. Glass railings enhance the modern aesthetic, leading you to the upper level.

Upstairs, you'll find three generously sized bedrooms, including a primary suite with a massive walk-in closet and a spa-like 3-piece ensuite bathroom featuring a large tiled shower. Two additional bedrooms, a 3-piece bathroom, and a conveniently located laundry area complete the upper level.

The tandem garage offers space for two vehicles plus additional storage. Condo fees cover management and exterior maintenance, ensuring a hassle-free lifestyle.

With ample visitor parking and an unbeatable location near Southgate Park and major amenities, this condo offers the perfect blend of style, comfort, and convenience.

Don't miss your chance to own this



stunning, low-maintenance home! Schedule your private showing today with your favorite REALTOR®!

Built in 2018

### Essential Information

MLS® #	A2197206
Price	\$419,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4, 262 Couleesprings Terrace S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5P1

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Tandem
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage,
-------------------	--------------------------------------------------------------------------------------------------------------------------------------

	Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Flat, Membrane
Construction	Vinyl Siding, Wood Siding, Veneer
Foundation	Slab

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	17
Zoning	R-75

## Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.