



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

54 Cougar Road N
Lethbridge, Alberta

MLS # A2161138



\$439,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed Garage, door opener with one remote

Need a Bungalow? We have one for you. Located in the amazing community of the Uplands this former show home is a must see. Plenty of room for everyone offering a cozy daylight living room divided by a 3 sided fireplace that looks into the gorgeous eat-in kitchen wrapped in traditional Oak cupboards. Access the the deck and shaded back yard is off the kitchen. Also on the main is floor is the primary with a private ensuite, 2 other bedrooms and full bath. Downstairs all the rooms are oversized with the family room being the main reason featuring a corner gas fire place. One more large bedroom, full bath, and a laundry/furnace/storage room complete the interior of the house. With a double attached garage, fully fenced in backyard, R/V parking and very close to major parks and walking distance to major amenities. This is an amazing house to be able to call home.