

**216 Southgate Boulevard S  
Lethbridge, Alberta**

**MLS # A2194136**



**\$559,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers		

**Inclusions:** Rear Patio Deck Pergolas, bar stools, underground sprinkler controller, alarm system, bench in entrance, freezer in garage

Welcome to this beautifully upgraded 5-bedroom, 3-bathroom bi-level home in the desirable Southgate neighborhood of South Lethbridge. Featuring hardwood floors throughout the open-concept main floor, this home offers a seamless blend of style and functionality. The modern kitchen boasts granite countertops, brand-new appliances, and under-cabinet lighting, making it a dream space for cooking and entertaining. Step outside to enjoy the large covered deck or relax in your backyard oasis, complete with a patio and sun gazebos, perfect for outdoor gatherings. This home also includes underground sprinklers for easy lawn maintenance, a three-year-old tankless water heater providing endless hot water, and a central vacuum system for added convenience. Located just minutes from shopping, schools, and amenities, this home offers both comfort and convenience in a prime location.