

**21, 284 Cougar Way N
Lethbridge, Alberta**

MLS # A2196572



\$349,900

Division:	Uplands		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,058 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MEDIUM DENSITY RESIDENTIA
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Hood/Microwave, Water Softener

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom bungalow with office in the quiet, adult-living community of Aspen Village in North Lethbridge. With 1058 sqft. of main-floor living space, this home offers comfort, convenience, and modern updates throughout. Step inside to newer hardwood flooring and stay cool with central air in the summer months, this home creates a bright and inviting atmosphere. The open-concept living room features a cozy fireplace, perfect for relaxing. The kitchen includes modern appliances, ample storage, and a functional layout for easy meal prep. Enjoy the private deck, ideal for morning coffee or evening unwinding. The finished basement adds extra living space, while the single attached garage provides convenience year-round. Located close to shopping, parks, and with easy access to main roads, this home is move-in ready and designed for easy living. 40+ age restriction.