

# \$474,900 - 39 Cougar Road N, Lethbridge

MLS® #A2198237

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.12 Acres

Uplands, Lethbridge, Alberta

Stunning 4-Bedroom, 3-Bathroom Home in Uplands – A Perfect Family Retreat

Welcome to this beautiful 4-level split home, perfectly located in the desirable Uplands neighborhood! This spacious property offers the ideal blend of comfort, style, and functionality, featuring 4 generously sized bedrooms and 3 bathrooms, making it the perfect space for your growing family.

Key Features:

**4 Bedrooms:** Enjoy plenty of room for family, guests, or home office space. The bedrooms are bright, spacious, and provide ample closet space.

**3 Bathrooms:** With 3 full bathrooms, there's no need to wait for your turn! The master ensuite is a luxurious retreat, and the other bathrooms are well-appointed for convenience and comfort.

**4-Level Split Layout:** This unique floor plan offers a great flow of space with multiple living areas. Enjoy privacy and separation with the lower levels perfect for relaxation, while the upper levels are ideal for entertaining and family gatherings.

**RV Parking:** A perfect bonus for those who love to travel or have extra vehicles. The large driveway provides ample space for RV



parking, making it easy to store and access your recreational vehicles year-round.

Prime Location: Situated in the sought-after Uplands area, this home is close to schools, parks, shopping, and other local amenities, offering a convenient and family-friendly lifestyle.

This is more than just a house – it’s a home where memories will be made. Whether you're hosting family gatherings, enjoying quiet evenings, or parking your RV, this property offers everything you need. Don't miss the chance to make this dream home yours! Don't waste anymore time and call your favourite REALTOR® today!

Built in 1994

**Essential Information**

MLS® #	A2198237
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	39 Cougar Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code	T1H 6H2
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### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	57
Zoning	R-L

### Listing Details

Listing Office	REAL BROKER
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