

# \$409,500 - 4, 262 Couleesprings Terrace S, Lethbridge

MLS® #A2197206

**\$409,500**

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.00 Acres

Southgate, Lethbridge, Alberta

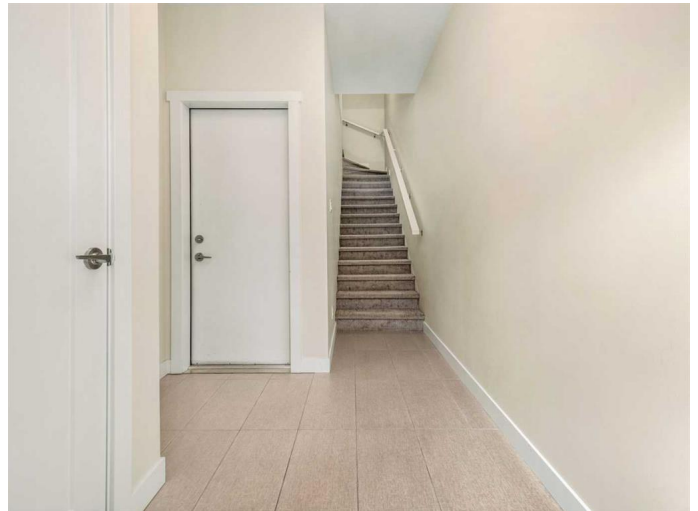
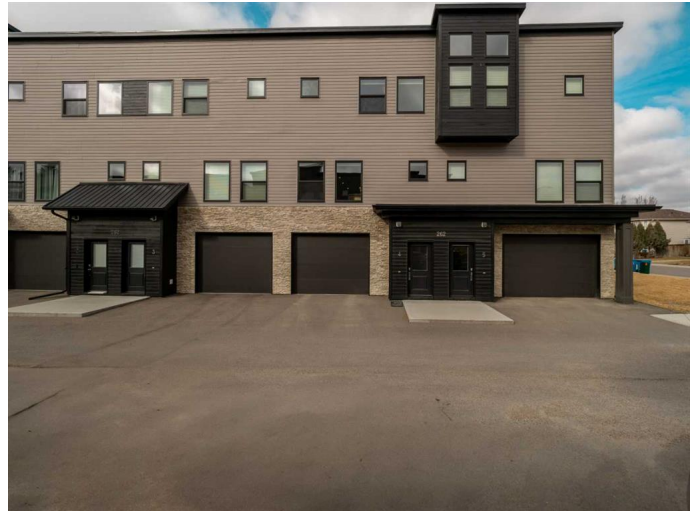
Welcome to Block 19, where modern elegance meets a maintenance-free lifestyle in the highly sought-after Coulee Creek neighborhood. This spacious 3-bedroom, 2.5-bath executive unit offers an exclusive blend of luxury, privacy, and convenience. Enjoy your morning coffee on the extra-large deck – this 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          | \$409,500              |
| 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, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven-Built-In |
| 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 | 100             |
| Zoning         | R-75            |

## Listing Details

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

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