

**1, 19 Cougar Cove N  
Lethbridge, Alberta**

**MLS # A2175428**



**\$230,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher, Window Coverings, Microwave, Central Air Conditioner

Welcome to #1 19 Cougar Cove N. This well kept 3 bedroom, 1.5 bathroom home has a warm, open concept and is ready for its new owner! Located in the desirable Uplands location, and is close to Legacy park, Pavan Park and Alexander Wilderness park. Enjoy your spacious main floor and living area and kitchen along with a balcony. The 3 bedrooms are located downstairs with a storage area, laundry room and a full 4 piece bath. This home features 2 off street parking pads and air conditioning. Such a great starter, revenue or retirement property. If you are looking for affordable, maintenance free home ownership with low condo fees, this is a must see!