

**#3, 16 Cougar Cove N  
Lethbridge, Alberta**

**MLS # A2175983**



**\$235,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

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

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, dryer, Window coverings

Welcome to #3 Cougar 16 Cougar Crescent, a beautifully designed fourplex bi-level that combines space, convenience, and a welcoming open-concept layout. This charming property is ideal for those looking to enter the market with a starter home or to add a smart investment to their portfolio. Step inside and experience the spacious main floor with an inviting open concept, ideal for entertaining or relaxing with loved ones. The large living room is bathed in natural light, creating a warm and inviting atmosphere. Flowing seamlessly from the living area, the dining space and kitchen offer a practical and stylish setup. The kitchen features ample cabinetry, great appliances, and generous counter space, ensuring meal prep and gatherings are a breeze. On the lower level, find well-sized bedrooms that offer a peaceful retreat, as well as a full bathroom and laundry space for added convenience. With its bi-level design, the layout maximizes space and privacy, making this home suitable for small families, roommates, or those simply looking for comfortable living with room to grow. Located in the friendly and vibrant Cougar Crescent neighbourhood, #3 Cougar is surrounded by nearby parks, shopping amenities, schools, and essential services, making daily life convenient and enjoyable. Whether you're a first-time buyer or an investor, this property presents an affordable opportunity to own a home in a growing community. Contact your favourite REALTOR today!