

# \$548,900 - 225 Cougar Way N, Lethbridge

MLS® #A2205599

**\$548,900**

6 Bedroom, 3.00 Bathroom, 1,707 sqft

Residential on 0.11 Acres

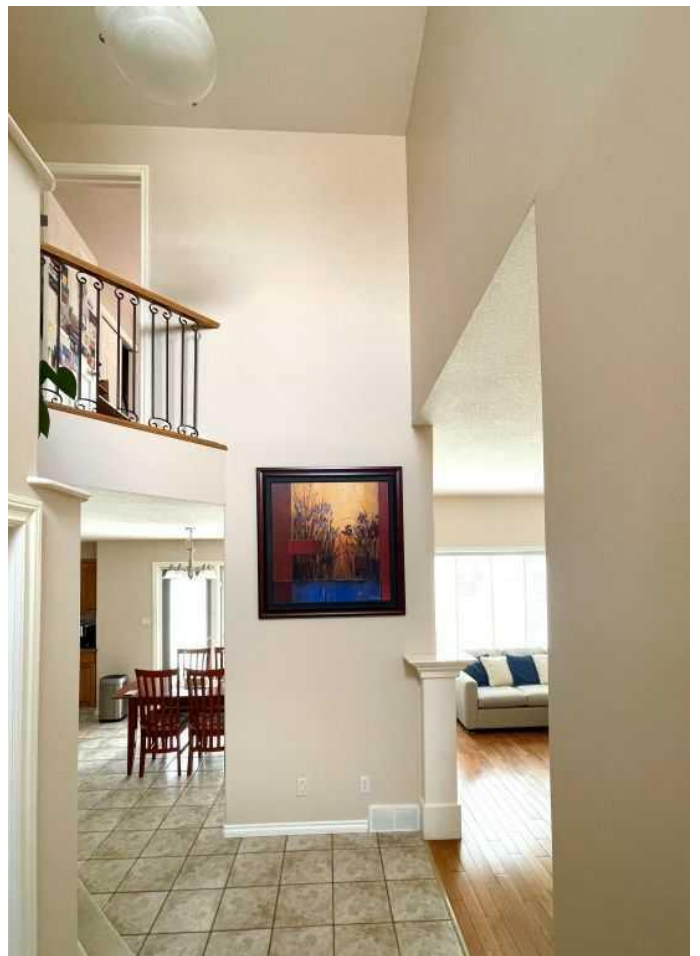
Uplands, Lethbridge, Alberta

This move-in ready 6-bedroom, 3-bath home offers over 2,300 sq ft of finished living space directly across from the stunning 73-acre Park similar to Henderson Lake Park and Nicholas Sheran in North Lethbridge's Uplands community. This home designed with flexibility and space in mind, it's ideal for large families, multi-generational living, or anyone needing room to grow.

The home welcomes you with an impressive 17-foot foyer and flows into a bright, open-concept main floor with soaring 10-foot ceilings. Sun-filled living and dining areas are complemented by a spacious kitchen perfect for hosting. A versatile main-floor bedroom provides the ideal space for guests, a home office, or a playroom.

Upstairs, the master suite offers a private retreat, joined by two additional bedrooms. The fully finished basement includes two more bedrooms and a large recreation area—perfect for entertaining or relaxing. A heated double garage with a 240V outlet supports EV charging, and the private cinderblock fenced backyard offers room to unwind or play.

Set in a quiet, family-friendly neighborhood, this home is just steps from parks. It's an unbeatable combination of space, comfort, and one of the best locations North Lethbridge has to offer, this is unmatched value homes across from the 73-acre Park don't come available often—book your tour today !



Call your realtor to schedule your private viewing today!

Built in 2002

### **Essential Information**

MLS® #	A2205599
Price	\$548,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	225 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6R5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Central Vacuum, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

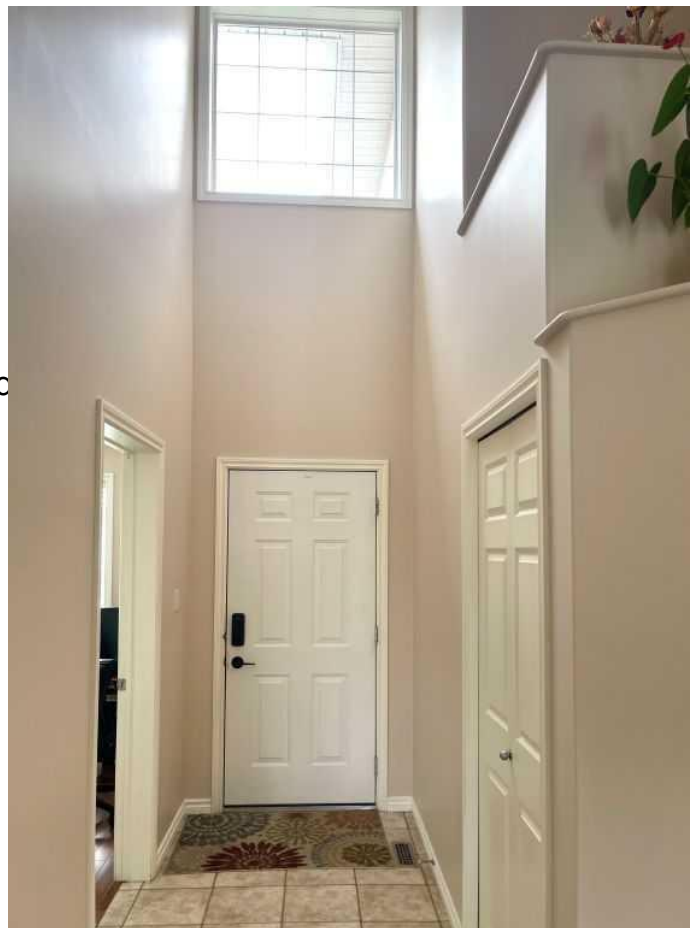
Exterior Features	Other, Private Yard
Lot Description	Back Yard, Landscaped, Unc
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 25th, 2025
Days on Market	93
Zoning	R-L

### Listing Details

Listing Office	REAL BROKER
----------------	-------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.