

\$550,000 - 504 Couleesprings Crescent S, Lethbridge

MLS® #A2229276

\$550,000

4 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

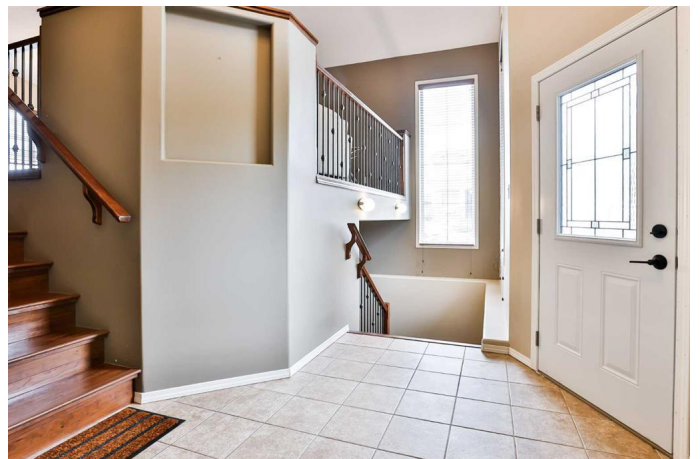
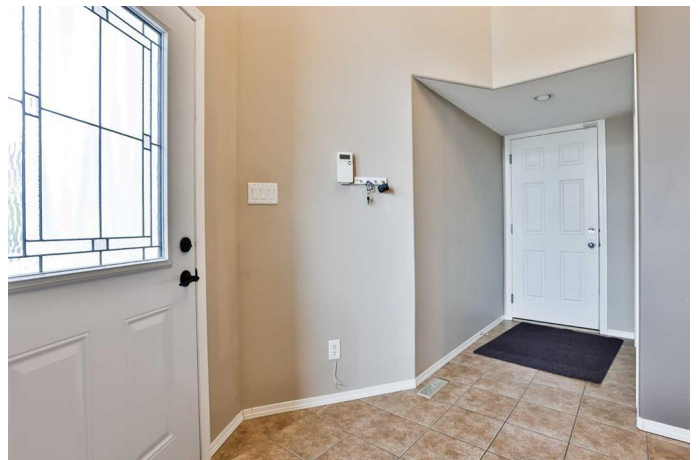
Beautiful Family Home Just Steps from the Lake!

What a location, what a home! Nestled just a short walk from not one—but two beautiful lakes, this well-designed home offers the perfect blend of comfort, style, and functionality. With 4 bedrooms and 3 full bathrooms, there's plenty of room for the whole family to enjoy.

The main floor features a spacious primary bedroom complete with a walk-in closet and a luxurious 5-piece ensuite that includes dual sinks, a separate shower, and a relaxing tub. The open-concept layout is enhanced by vaulted ceilings, creating a bright and airy atmosphere. The kitchen is thoughtfully appointed with a pantry, stainless steel appliance package, and a breakfast bar—perfect for casual meals or entertaining. Upstairs, you'll find two more bedrooms and another full bathroom, while the lower level offers a cozy retreat with an additional bedroom, full bath, and a welcoming fireplace—ideal for movie nights or relaxing evenings at home.

Enjoy great street appeal with extensive concrete work around the home, along with a rear deck and patio space to soak up the outdoors. And with central A/C, you'll stay cool and comfortable during those warm summer days.

This is a wonderful opportunity to live in a peaceful, lake-side neighbourhood while enjoying all the features of a thoughtfully



designed home!

Built in 2008

Essential Information

MLS® #	A2229276
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	504 Couleesprings Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.