

# \$495,000 - 125 Couleesprings Way S, Lethbridge

MLS® #A2248304

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,031 sqft

Residential on 0.10 Acres

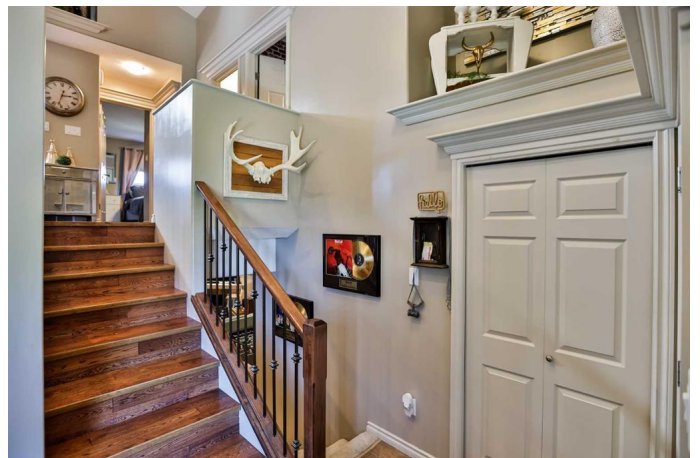
Southgate, Lethbridge, Alberta

This beautifully maintained bilevel residence offers 1,031 sq. ft. of modern living space in the heart of the desirable Southgate neighborhood. With four spacious bedrooms and three bathrooms, this property is perfect for families looking for both comfort and style.

On the main floor, you'll discover two bedrooms and two bathrooms, including an en suite featuring a relaxing jetted tub, ideal for unwinding after a long day. The open design of the living space boasts vaulted ceilings and is illuminated by natural light streaming through large windows, creating a warm and inviting atmosphere. Elegant details, such as beautiful architraves above the doors and crown molding, enhance the overall aesthetic of the home.

Cook up a storm in the modern kitchen that is equipped with maple cabinets, stunning granite countertops, and updated appliances, including a stove that's new as of 2024, along with a fridge and dishwasher updated in 2023. The added skylight elevates the space, making meal prep a joy and allowing for great conversation as loved ones gather around.

The home also features two additional bedrooms and one bathroom conveniently located in the basement, offering ample space for family or guests. It has been thoughtfully designed with large living space with a wet bar. There are roughed-in speaker wires to



cater to your entertainment needs. Stepping outside, you will find a fantastic deck with vinyl decking, perfect for outdoor gatherings, while extra storage space is available under the deck and in the double-car garage, which is equipped with an electric heater.

Nestled at the end of a quiet street, this property offers rear lane access and is situated just moments away from a variety of amenities in the Southside area. Enjoy peaceful living with everything you need right at your fingertips! Donâ€™t miss out on this stunning homeâ€”imagine the possibilities!

Built in 2007

**Essential Information**

MLS® #	A2248304
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,031
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	125 Couleesprings Way S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5C5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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