

# \$529,000 - 225 Cougar Way N, Lethbridge

MLS® #A2247192

**\$529,000**

6 Bedroom, 3.00 Bathroom, 1,714 sqft

Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

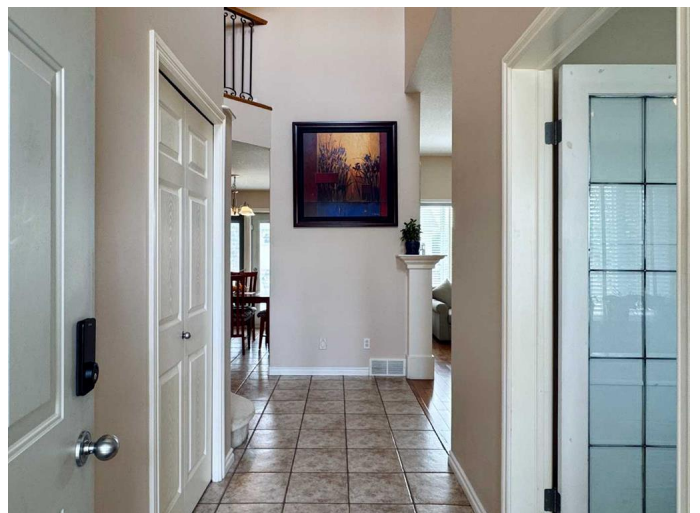
Welcome to 225 Cougar Way N, a bright, spacious home designed for comfort, flexibility, and everyday living, featuring 6 bedrooms, 3 bathrooms, over 2,300 Sq/Ft of finished space, and a heated double garage with a 240V outlet for EV charging. The main floor greets you with a grand 17-foot foyer and soaring 10-foot ceilings that carry through to a sunlit living room and an open kitchen/dining area with direct access to the deck and backyard. You™ll also find a versatile bedroom that can double as a guest room, home office, or playroom, plus a convenient laundry room and half bath. Upstairs, the primary suite features a 4-piece ensuite, joined by two more bedrooms and another full 4-piece bath. The fully finished basement adds two more bedrooms, a storage room, and a spacious recreation room. Outside, the private cinderblock-fenced backyard is ready for summer BBQs or a bit of quiet downtime. All of this is set in a friendly North Lethbridge neighborhood, just steps from a massive park and walking paths you can enjoy year-round. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 2002

## Essential Information

MLS® # A2247192

Price \$529,000



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,714       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 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        | 220 Volt Wiring, Double Garage Attached, Driveway |
| # of Garages   | 2                                                 |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
|-------------------|---------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Back Yard, City Lot, Lawn, Level, Rectangular Lot |
| Roof            | Asphalt Shingle                                   |
| Construction    | Stucco, Wood Frame                                |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 9                 |
| Zoning         | R-L               |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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