

# \$469,000 - 170 Southgate Boulevard S, Lethbridge

MLS® #A2253566

## \$469,000

3 Bedroom, 3.00 Bathroom, 1,778 sqft  
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Welcome to this beautiful 2-storey home located in the vibrant community of Southgate. This property offers a perfect blend of comfort and functionality with 3 spacious bedrooms, 2.5 bathrooms, and an inviting open-concept layout. The bright kitchen is ideal for entertaining, featuring granite countertops and plenty of space to gather with family and friends.

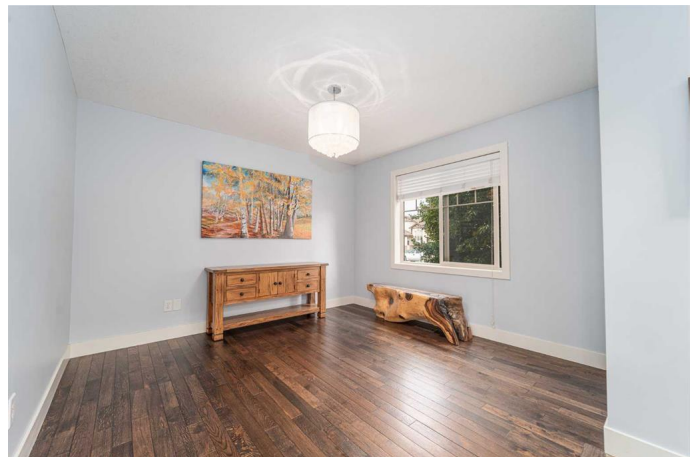
The main floor also boasts a large front office area, perfect for working from home or creating a quiet study space. Cozy up by the gas fireplace in the living room, creating the perfect atmosphere for family evenings or entertaining guests. Step outside to enjoy the back deck, where you can relax or host summer barbecues. Other features include RV parking and a brand-new hot water tank for peace of mind.

A double detached garage provides ample storage and parking. Ideally located close to schools, shopping, and all amenities, this home offers both lifestyle and location in one.

Built in 2007

## Essential Information

MLS® #	A2253566
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,778
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	170 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 1st, 2025  
Days on Market        2  
Zoning                      R-SL

**Listing Details**

Listing Office            REAL BROKER

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