

\$474,900 - 39 Cougar Road N, Lethbridge

MLS® #A2198237

\$474,900

4 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.12 Acres

Uplands, Lethbridge, Alberta

Stunning 4-Bedroom, 3-Bathroom Home in
Uplands – A Perfect Family Retreat

Welcome to this beautiful 4-level split home, perfectly located in the desirable Uplands neighborhood! This spacious property offers the ideal blend of comfort, style, and functionality, featuring 4 generously sized bedrooms and 3 bathrooms, making it the perfect space for your growing family.

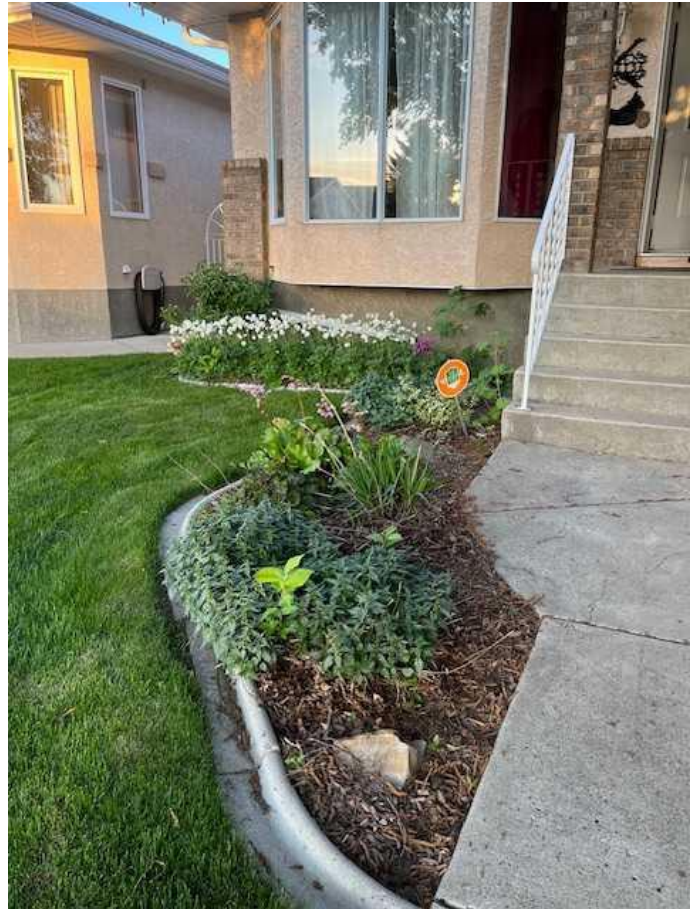
Key Features:

4 Bedrooms: Enjoy plenty of room for family, guests, or home office space. The bedrooms are bright, spacious, and provide ample closet space.

3 Bathrooms: With 3 full bathrooms, there's no need to wait for your turn! The master ensuite is a luxurious retreat, and the other bathrooms are well-appointed for convenience and comfort.

4-Level Split Layout: This unique floor plan offers a great flow of space with multiple living areas. Enjoy privacy and separation with the lower levels perfect for relaxation, while the upper levels are ideal for entertaining and family gatherings.

RV Parking: A perfect bonus for those who love to travel or have extra vehicles. The large driveway provides ample space for RV



parking, making it easy to store and access your recreational vehicles year-round.

Prime Location: Situated in the sought-after Uplands area, this home is close to schools, parks, shopping, and other local amenities, offering a convenient and family-friendly lifestyle.

This is more than just a house – it's a home where memories will be made. Whether you're hosting family gatherings, enjoying quiet evenings, or parking your RV, this property offers everything you need. Don't miss the chance to make this dream home yours! Don't waste anymore time and call your favourite REALTOR® today!

Built in 1994

Essential Information

MLS® #	A2198237
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	39 Cougar Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta



Postal Code T1H 6H2

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Kitchen Island, See Remarks
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Full, Walk-Up To Grade

Exterior

Exterior Features Other
Lot Description Back Yard, Interior Lot
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 28th, 2025
Days on Market 71
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.