

# \$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 52  
Zoning R-L

### **Listing Details**

Listing Office REAL BROKER

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