

25, 284 Cougar Way N  
Lethbridge, Alberta

MLS # A2271816



**\$379,500**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Electricity Connected
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Immaculate 2 bedroom 2.5 bathroom, BUNGALOW style condo in Aspen Village. Move in and relax... Pride of ownership! It will feel like home from the front Covered veranda to the back deck. Main floor boasts a spacious entry, living room, very bright kitchen / dining area, master suite, bedroom, main floor laundry and 1.5 bathrooms. Lower level has finished family room for all those special occasions and 4 piece bathroom. (plenty of room for a work shop and guest room as well) Complete with central air, central vac, ensuite bath and a single attached garage. Aspen village also features plenty of on-site parking. What a great location ... close to groceries, shopping, transportation, parks and restaurants. Call your favorite REALTOR to book your showing today.