

\$539,000 - 216 Southgate Boulevard S, Lethbridge

MLS® #A2194136

\$539,000

5 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential on 0.14 Acres

Southgate, Lethbridge, Alberta

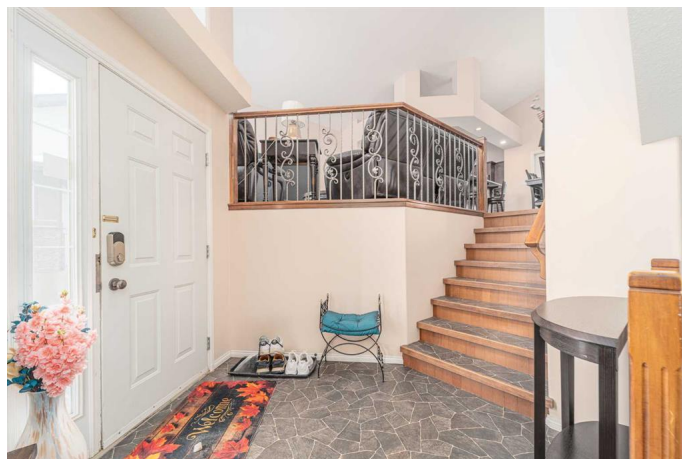
Welcome to this beautifully upgraded 5-bedroom, 3-bathroom bi-level home in the desirable Southgate neighborhood of South Lethbridge. Featuring hardwood floors throughout the open-concept main floor, this home offers a seamless blend of style and functionality.

The modern kitchen boasts granite countertops, brand-new appliances, and under-cabinet lighting, making it a dream space for cooking and entertaining. Step outside to enjoy the large covered deck or relax in your backyard oasis, complete with a patio and sun gazebos, perfect for outdoor gatherings. This home also includes underground sprinklers for easy lawn maintenance, a three-year-old tankless water heater providing endless hot water, and a central vacuum system for added convenience. Located just minutes from shopping, schools, and amenities, this home offers both comfort and convenience in a prime location. This home just had a brand new garage door installed!

Built in 2006

Essential Information

MLS® #	A2194136
Price	\$539,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,492
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	216 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8C1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Central Vacuum
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Shingle Siding

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	February 14th, 2025
-------------	---------------------

Days on Market	79
----------------	----

Zoning	R-L
--------	-----

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.