

# **\$567,500 - 217 Couleecreek Manor S, Lethbridge**

MLS® #A2217444

## **\$567,500**

4 Bedroom, 4.00 Bathroom, 1,923 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Have you ever thought, it sure would be nice to own that show home? Well now you don't have to wonder, you can own this former Milestone Home show home that includes all the appeal, upgrades and quality you would expect in a brand new property. Tastefully designed and fully developed, this 1,923 square foot two storey home offers 4 bedrooms, 4 bathrooms, a fully landscaped yard and has a wonderful location close to Coulee Creek Park, the major shopping district, walking trails and a family friendly neighbourhood.

But that is just the tip of iceberg, you will love the inside details! The main floor greets you with a cathedral ceiling in the entry way and then 9ft ceilings through out the living room, dining room and kitchen. And the kitchen, that is sure to leave you smiling with floor to ceiling cabinetry, granite counter tops, slate flooring and a walk through butlers pantry. All of this wonderful space is open to the living areas making it great for entertaining and looking out over the finished yard and outdoor space. Upstairs gives you three spacious bedrooms while the lower living area has another bedroom, spacious family area and even a storage room. The home is fully finished and offers appliances, central A/C, jetted tub, central vac and so much more you will just have to come see.

Built in 2005



## Essential Information

MLS® #	A2217444
Price	\$567,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,923
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	217 Couleecreek Manor S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8B9

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Off Street
# of Garages	2

## Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-SL

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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