

\$549,000 - 216 Southgate Boulevard S, Lethbridge

MLS® #A2194136

\$549,000

5 Bedroom, 3.00 Bathroom, 1,492 sqft
Residential on 0.14 Acres

Southgate, Lethbridge, Alberta

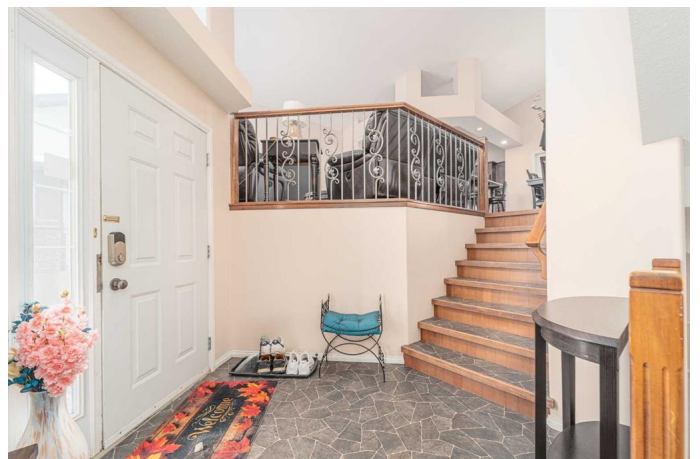
Welcome to this beautifully upgraded 5-bedroom, 3-bathroom bi-level home in the desirable Southgate neighborhood of South Lethbridge. Featuring hardwood floors throughout the open-concept main floor, this home offers a seamless blend of style and functionality.

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.

Built in 2006

Essential Information

MLS® #	A2194136
Price	\$549,000
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	Central Vacuum, Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
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	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 28

Zoning R-L

Listing Details

Listing Office REAL BROKER

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