\$625,000 - 536 Couleesprings Crescent S, Lethbridge

MLS® #A2265568

\$625,000

4 Bedroom, 3.00 Bathroom, 1,304 sqft Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

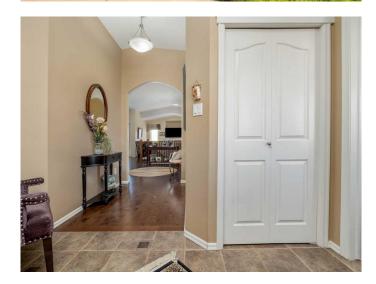
Welcome to this stunning, and well-maintained bungalow, perfectly situated in one of Lethbridge's most desirable Southside neighborhoods. Just a short stroll from two peaceful lakes and minutes away from shopping, this home offers the perfect blend of comfort, convenience, and lifestyle. Step inside and be greeted by an inviting open concept layout, filled with natural light. The cozy gas fireplace in the living room sets the tone for relaxed evenings, while the thoughtfully designed kitchen with pull out drawers in the cabinets makes cooking and entertaining a breeze. The convenient main floor laundry adds everyday ease, and the spacious primary bedroom features a true retreat of a 4 piece ensuite with a walk in closet, perfect for unwinding at the end of the day.

The fully developed basement offers even more space, with three additional bedrooms, a large family room ideal for movie nights or relaxing evenings, and a bathroom with in-floor heating for that extra touch of comfort. Outside, enjoy the convenience of underground sprinklers and a 25x23 ft attached, insulated, and finished garage, providing plenty of room for vehicles, storage, or hobbies.

Notable upgrades include a roof (8 years), central vacuum (4 years), and A/C (2 years). The hot water on demand system ensures efficiency and comfort year-round. Located in a quiet, established neighborhood,







this home offers the lifestyle you've been looking for with lakes, walking paths, and amenities just steps away. If you'd like to view this home please give us a call or reach out to your REALTOR® today.

Built in 2007

Essential Information

MLS® # A2265568 Price \$625,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,304 Acres 0.11 Year Built 2007

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 536 Couleesprings Crescent S

Subdivision Southgate
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 5R3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Parking Pad

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s),

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Tankless Water Heater, Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Yard, Garden, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025

Days on Market 11
Zoning R-L

Listing Details

Listing Office Real Estate Centre

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