

# \$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

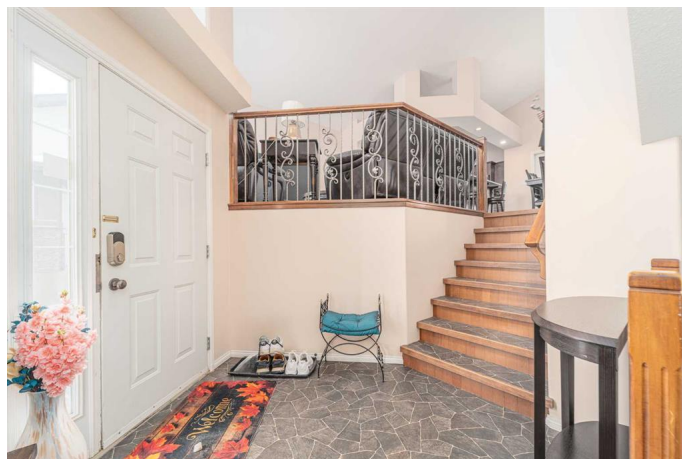
Welcome to this beautifully upgraded 5-bedroom, 3-bathroom bi-level home in the desirable Southgate neighborhood of South Lethbridge. Featuring hardwood floors throughout the open-concept main floor, this home offers a seamless blend of style and functionality.

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        70  
Zoning                      R-L

**Listing Details**

Listing Office            REAL BROKER

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