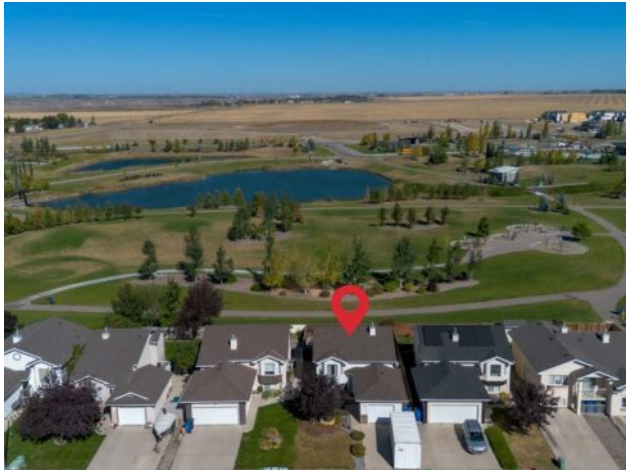


**188 Cougar Way N
Lethbridge, Alberta**

MLS # A2259332



\$439,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	939 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, hood fan, microwave, garage door opener + remote, central air conditioner

Welcome to Cougar Way! This quiet street backs onto Legacy Regional Park - 73 acres of walking trails, playgrounds, sports courts, skate board park, picnic shelters, spray park, discovery playground and community pavilion. This bi-level has a single attached garage, open concept living area upstairs that is soaked in natural light, 2 bedrooms on the main floor that share a 4 piece bathroom. The basement has a family room, laundry room and a converted primary suite with a walk-in closet and 5 piece ensuite. The north facing backyard enjoys a deck that offers views of the park, firepit area and is only steps away from a walking/biking path that connects to the other 6 km of paths around the park!