

# \$379,000 - 6, 284 Cougar Way N, Lethbridge

MLS® #A2237298

**\$379,000**

2 Bedroom, 3.00 Bathroom, 1,035 sqft

Residential on 0.05 Acres

Uplands, Lethbridge, Alberta

Adult living at it's finest in this beautifully cared for condo in Aspen Village! The main floor is bright and open with large south facing windows. Thoughtfully designed, this 40+ adult condo has main floor laundry, a single attached garage, nice sized Den and a lovely kitchen and dining area. The Den is perfect as a guest room, office or craft room! The primary bedroom is spacious with a walk in closet and full ensuite. Your back deck offers a serene view of Legacy park with plenty of pathways, playgrounds and a lake! Downstairs you get a large storage room, another full bedroom and bathroom and a huge living room to enjoy. Aspen Village is a beautifully cared for community for peaceful enjoyment in a quiet area.

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237298    |
| Price          | \$379,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,035       |
| Acres          | 0.05        |
| Year Built     | 2002        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6, 284 Cougar Way N |
| Subdivision | Uplands             |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H6T9              |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking                                   |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 30             |
| Zoning         | R-37           |

### Listing Details

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