

# \$1,140,000 - 629 Southgate Boulevard S, Lethbridge

MLS® #A2218178

**\$1,140,000**

5 Bedroom, 3.00 Bathroom, 1,957 sqft

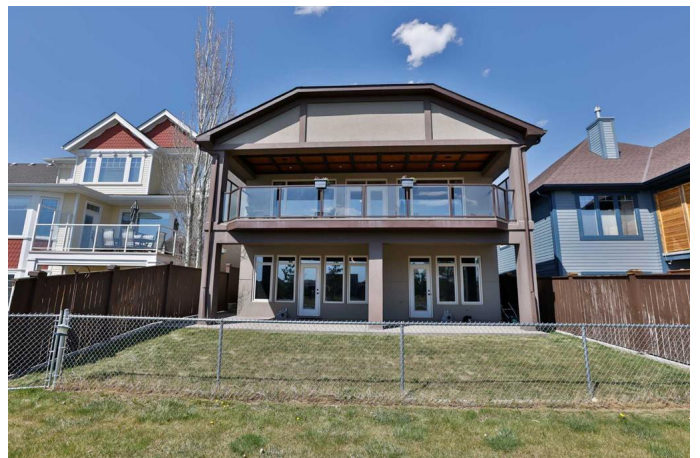
Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

This home is love at first sightâ€”warm, welcoming, and full of charm. Discover this stunning home backing onto a serene lake in the highly desirable Southgate subdivision. Surrounded by two peaceful ponds and vibrant green spaces, this property invites you into a lifestyle of beauty and connectionâ€”with walking and cycling paths just steps from your door.

Designed for entertaining, both levels offer open-concept living with full-length south-facing windows that fill the space with natural light and offer picturesque views. Step onto the large, shaded deck or patio to enjoy peaceful mornings and vibrant evenings overlooking the pond. Bonus room currently used as an office can be converted into a bedroom if desired. This home offers abundant storage, featuring a crawl space in the basement and an oversized garage perfect for keeping everything organized.

Inside, luxury abounds with high-end finishings throughout: stainless steel appliances, granite countertops, double-stained maple cabinetry, and tile bathrooms with heated floors. The expansive master suite features a spa-like ensuite, and the walkout basement adds flexibility with additional living space. With three full bathrooms and three cozy gas fireplaces, every detail supports comfort and style.



Nestled in the established Southgate neighborhood, this home is close to parks, schools, and shoppingâ€”perfect for those who value both tranquility and convenience.

Built in 2011

### Essential Information

MLS® #	A2218178
Price	\$1,140,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,957
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	629 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Interior Features	Central Vacuum, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave, Oven, Refrigerator,

	Washer
Heating	In Floor, Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	50
Zoning	R-L

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.