

# \$355,000 - 198 Cougar Way N, Lethbridge

MLS® #A2232155

## \$355,000

2 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.08 Acres

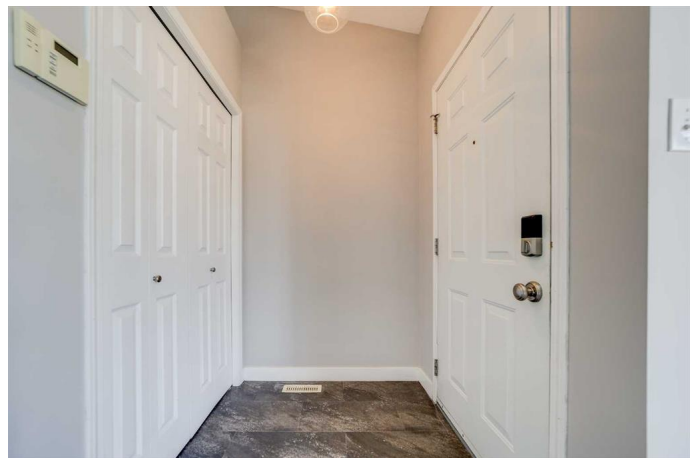
Uplands, Lethbridge, Alberta

Welcome to this well-maintained 2-bedroom, 1-bathroom side-by-side 4-level split duplex, perfectly situated on a corner lot at the end of a quiet cul-de-sac. Backing directly onto Legacy Park, this home offers both privacy and access to green space in a highly desirable location. Freshly painted throughout, the interior features durable vinyl flooring and steam-cleaned carpet in the upstairs bedrooms and lower-level flex space, offering a clean and move-in ready feel. The bright and functional layout includes an undeveloped basement with plumbing roughed in—ideal for a future second bathroom or expanded living space or additional bedroom. With its fantastic location, thoughtful layout, and fresh updates, this property is perfect for first-time buyers, investors, on the end of one of the city's best parks.

Built in 2000

## Essential Information

MLS® #	A2232155
Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.08
Year Built	2000



Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	198 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6P4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Paved

### Interior

Interior Features	High Ceilings, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R-L

### Listing Details

Listing Office	Onyx Realty Ltd.
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