

\$625,000 - 536 Couleesprings Crescent S, Lethbridge

MLS® #A2265568

\$625,000

4 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Welcome to this stunning, and well-maintained bungalow, perfectly situated in one of Lethbridge's most desirable Southside neighborhoods. Just a short stroll from two peaceful lakes and minutes away from shopping, this home offers the perfect blend of comfort, convenience, and lifestyle.

Step inside and be greeted by an inviting open concept layout, filled with natural light. The cozy gas fireplace in the living room sets the tone for relaxed evenings, while the thoughtfully designed kitchen with pull out drawers in the cabinets makes cooking and entertaining a breeze. The convenient main floor laundry adds everyday ease, and the spacious primary bedroom features a true retreat of a 4 piece ensuite with a walk in closet, perfect for unwinding at the end of the day.

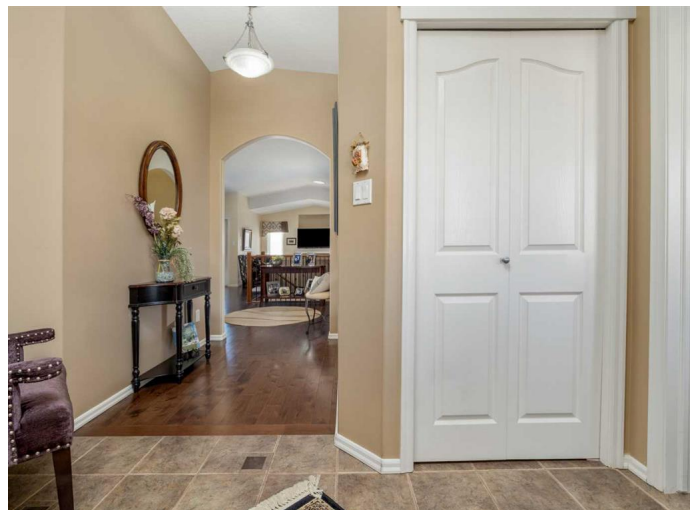
The fully developed basement offers even more space, with three additional bedrooms, a large family room ideal for movie nights or relaxing evenings, and a bathroom with in-floor heating for that extra touch of comfort.

Outside, enjoy the convenience of underground sprinklers and a 25x23 ft attached, insulated, and finished garage, providing plenty of room for vehicles, storage, or hobbies.

Notable upgrades include a roof (8 years), central vacuum (4 years), and A/C (2 years).

The hot water on demand system ensures efficiency and comfort year-round.

Located in a quiet, established neighborhood,



this home offers the lifestyle youâ€™ve been looking for with lakes, walking paths, and amenities just steps away. If you'd like to view this home please give us a call or reach out to your REALTOR® today.

Built in 2007

Essential Information

MLS® #	A2265568
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	536 Couleesprings Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s),
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Real Estate Centre
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