

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

MLS® #A2232155

\$355,000

2 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.08 Acres

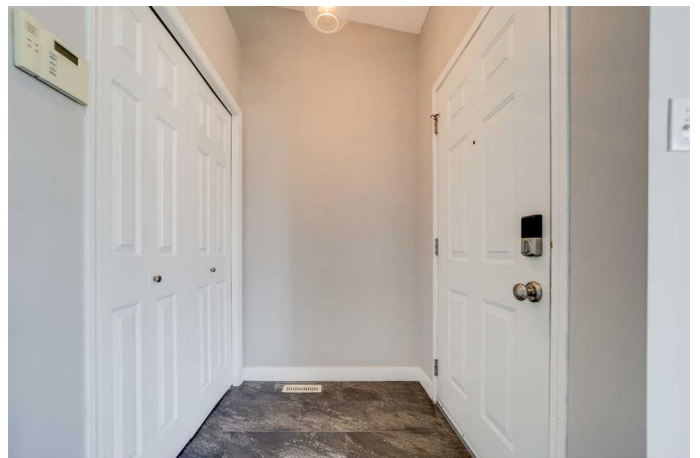
Uplands, Lethbridge, Alberta

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	1
Zoning	R-L

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.