



Perfection
in a family
home

220 Cougar Way N
Lethbridge, AB T1H 6P4

EXCLUSIVE

got mark?
A house SOLD name

Mark Kozak
ASSOCIATE
403-795-7653

JUST LISTED



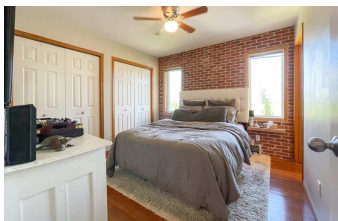
\$ 339,500

5 Bedroom Home on The Park

Come check out this 1,046 sq ft bi-level that backs onto the new Legacy Park in North Lethbridge. Originally built in 2001, by Sherlock Homes, it is definitely one you are not going to want to miss out on .

Offering 5 bedrooms, with 3 on the main and 2 in the basement, this floor plan is great for families. It gives a spacious family room in the basement to play and relax, and an open Kitchen, dining room area with the Living Room on the main floor. Loved over the years, the home as seen a few updates: ie. the roof was done in 2018, A/C replaced in 2020, some new appliances. One could just move in and enjoy the summer months over looking the park or the quiet neighborhood.

Contact Mark Kozak of Century 21 Foothills South Real Estate today for more information and your opportunity to view and own this home before it's gone.



View the home: www.gotmark.ca

Mark Kozak
ASSOCIATE
mark.kozak@century21.ca
www.gotmark.ca
403-795-7653

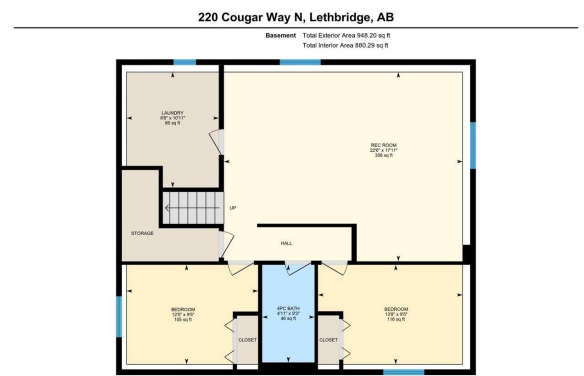
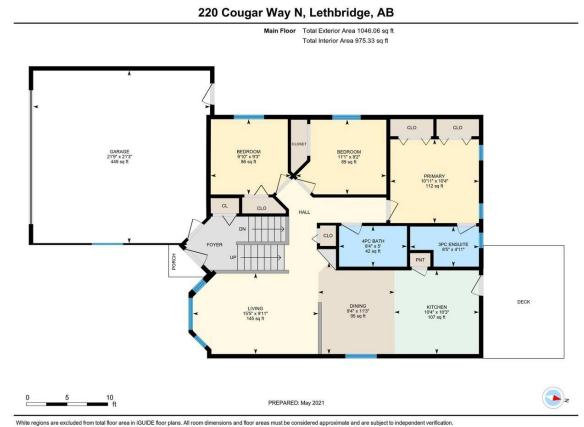
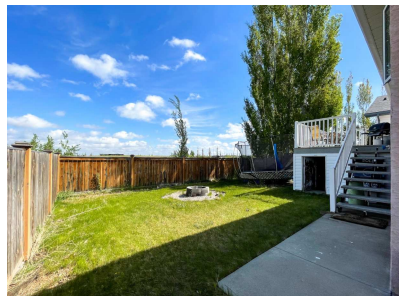
CENTURY 21 FOOTHILLS SOUTH REAL ESTATE
155-200 4th Avenue South
Lethbridge, AB T1J 4C9
Office: 403-331-2100

CENTURY 21.
Foothills South Real Estate

\$ 339,500

220 COUGAR WAY N, LETHBRIDGE, AB T1H 6P4

EXCLUSIVE



Great Location By the Parks

Not only do you back the new Legacy Park with walking trails, ponds and skate park, but you are just around the corner from Cougar Park as well. This ideal location is great for kids and even has the school bus pick up just around the corner.

FEATURES

- Bedrooms:** 5
- Bathrooms:** 3
- Living Area:** 1,046 sq ft
- Lot Size:** 44x107
- Taxes (2020):** \$3,388
- Garage Size:** 21 ft x 21 ft

Included in Sale:

Fridge, Stove, Dishwasher, Washer, Dryer, Central A/C, Window Coverings, Trampoline, Garage Door Opener with 1 controller.



View the home: www.gotmark.ca



Mark Kozak
ASSOCIATE
mark.kozak@century21.ca
www.gotmark.ca
403-795-7653

CENTURY 21.
Foothills South Real Estate

CENTURY 21 Foothills South Real Estate
155-200 4th Avenue South Lethbridge, AB T1J 4C9
Office: 403-331-2100



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks MLS®, Multiple Listing Service® and the associated logos identify professional services rendered by REALTOR® members of CREA to affect the purchase, sale and lease of real estate as part of a cooperative selling system. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. Should this property marketing piece include a DDF listing then: This listing content provided by REALTOR.ca has been licensed by REALTOR® members of The Canadian Real Estate Association. Independently Owned and Operated. ©/™ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2019 Century 21 Canada Limited Partnership.