

\$1,083,000 - 629 Southgate Boulevard S, Lethbridge

MLS® #A2244586

\$1,083,000

5 Bedroom, 3.00 Bathroom, 2,147 sqft

Residential on 0.11 Acres

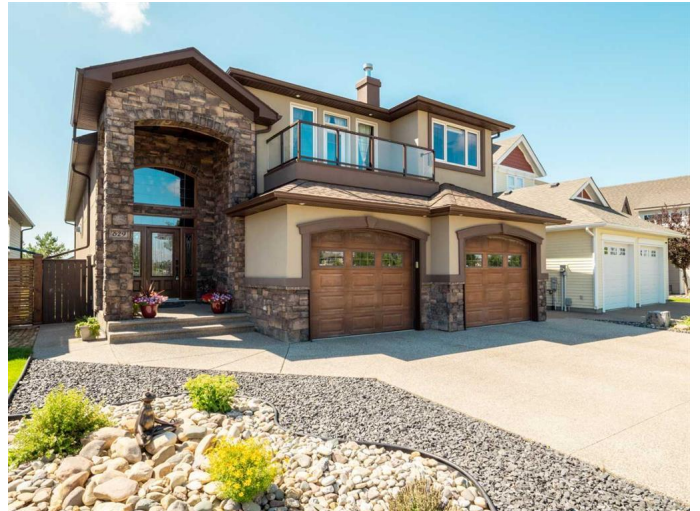
Southgate, Lethbridge, Alberta

Come explore this beautiful property on September 27th from 1:30 PM to 3:30 PM , weâ€™d love to see you there! Love at First Sightâ€™A Nature Loverâ€™s Dream Home Updated pricing based on a recent appraisal conducted by a certified appraiser. Appraisal report is attached for your reference Welcome to a truly one-of-a-kind home in the heart of the sought-after Southgate community. Backing onto a tranquil lake and surrounded by peaceful pond and lush green spaces, this property is a rare gem that blends luxury, comfort, and natural beauty.

Designed for both relaxation and entertaining, the open-concept layout on both levels is flooded with natural light from full-length, south-facing windowsâ€™offering stunning views year-round. Step out onto the spacious shaded deck or walkout patio and enjoy quiet mornings or lively evenings with the water and nature as your backdrop.

Inside, elegance meets function with high-end finishes throughout: granite countertops, stainless steel appliances (including an induction stove installed in 2022), double-stained maple cabinetry, and beautiful bathrooms with granite floors â€™all with heated floors. The expansive master suite feels like a private retreat with its spa-inspired ensuite.

With three cozy gas fireplaces, three full



bathrooms, and an adaptable bonus room (perfect for an office or extra bedroom), this home suits families of all sizes. The walkout basement provides additional flexible living space, two bedrooms and a summer kitchen while a large crawl space and oversized, heated garage offer exceptional storage.

Thoughtful updates and features include: 24 solar panels (2022)

New washer & dryer (2023)

New dishwasher (2022)

Central air conditioning

Front & back sprinkler system

Low-maintenance landscaping (2024)

Heated and insulated garage

Lush greenery and lake views both front and back

Located just steps from walking and biking trails, parks, schools, and shopping, this home offers both tranquility and convenience. Solidly built, beautifully finished, and surrounded by nature, this is more than a home; itâ€™s a lasting investment in lifestyle, comfort, and peace of mind.

Built in 2011

Essential Information

MLS® #	A2244586
Price	\$1,083,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,147
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	1 and Half 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	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront, Pond

Interior

Interior Features	Ceiling Fan(s), Chandelier, Granite Counters, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound, Central Vacuum, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Oven, Refrigerator, Tankless Water Heater, Washer/Dryer, Induction Cooktop
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, Low Maintenance Landscape, Waterfront,
Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame, Shingle Siding

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 57

Zoning R-L

Listing Details

Listing Office TREC The Real Estate Company

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