

# \$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 Oct 4th from 2 PM to 4 PM , weâ€™d love to see you there! Love at First Sightâ€™A Nature Loverâ€™s Dream Home

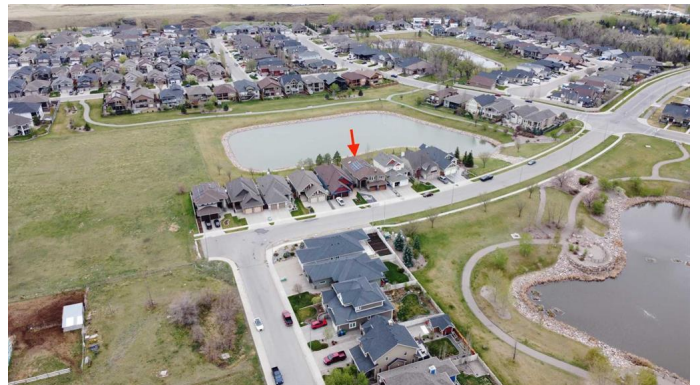
Updated pricing based on a recent appraisal conducted by a certified appraiser. Appraisal report is attached for your reference

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     | Pond, Waterfront                                                                                            |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Oven, Refrigerator, Tankless Water Heater, Washer/Dryer                                           |
| Heating           | In Floor, Forced Air, Solar                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |

Basement                      Finished, Full, Exterior Entry, Walk-Out

**Exterior**

Exterior Features      Balcony

Lot Description        Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, Waterfront

Roof                      Asphalt Shingle

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

Foundation            Poured Concrete

**Additional Information**

Date Listed             July 30th, 2025

Days on Market        75

Zoning                   R-L

**Listing Details**

Listing Office           TREC The Real Estate Company

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.