

\$545,000 - 138 Southgate Boulevard S, Lethbridge

MLS® #A2251097

\$545,000

5 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.12 Acres

Southgate, Lethbridge, Alberta

Welcome to 138 Southgate Boulevard South, a beautifully maintained and energy-efficient (Solar Panels installed in 2024.) two-storey home located in one of Lethbridge's most convenient and family-friendly neighborhoods. Offering 5 bedrooms, 3.5 bathrooms, and a fully finished basement, this spacious home is perfect for growing families or those seeking flexible living space.

The main floor features a bright living area, a cozy gas fireplace, and a modern kitchen complete with stainless steel appliances. A large front room just off the foyer serves well as a home office or prayer room. Upstairs, you'll find three bedrooms, including a large primary suite with a luxurious 5-piece ensuite and a spacious closet, as well as a 4-piece main bath for the additional bedrooms.

The fully developed basement offers two additional bedrooms, a 3-piece bathroom, and a large family room – perfect for guests or entertaining. Comfort is ensured year-round with central air conditioning, and energy savings are made easy thanks to a solar panel system.

Outside, enjoy a landscaped yard with underground sprinklers, a detached double-car garage accessed via the rear lane, and there is enough space in backyard to park your motorhome or trailer.



Located just minutes from Costco, Walmart, Superstore, schools, parks, and transit, this property blends comfort, convenience, and long-term value. Don't miss the opportunity to own this exceptional home in South Lethbridge. Call your favorite REALTOR® to book a viewing.

Built in 2006

Essential Information

MLS® #	A2251097
Price	\$545,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	138 Southgate Boulevard S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8B8

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener
# of Garages	2

Interior



Interior Features	Bidet, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	34
Zoning	R-SL

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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