



**GRASSROOTS**  
REALTY GROUP

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**398 Kodiak Boulevard N  
Lethbridge, Alberta**

**MLS # A2226656**



**\$474,999**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Alarm system hardware, metal shed, hot tub

Welcome to your next chapter in the heart of Uplands - one of north Lethbridge's most established and sought-after neighborhoods. This 4-bedroom, 3-bathroom home offers over 1,200 square feet of thoughtfully designed living space, fully finished from top to bottom and maintained with the utmost care. Step inside to a bright and airy main floor where the living room, kitchen, and dining areas flow seamlessly under vaulted ceilings and an abundance of natural light. The layout creates a sense of openness without sacrificing warmth or functionality. A conveniently located bedroom and full bathroom on this level offer flexibility for guests or the ideal work-from-home setup. Upstairs, you'll find a full bathroom, a comfortable bedroom, and a generous primary retreat - private, quiet, and tucked away just enough to feel like your own personal escape. The lower level is made for living. A spacious recreation room centers around a striking feature fireplace, perfect for cozy evenings or entertaining. Another full bathroom, a fourth bedroom, and a dedicated laundry space complete this level. Outside, enjoy your private backyard oasis featuring a wind-sheltered deck, hot tub, and maintenance-free fencing - all set within a beautifully landscaped yard. A double attached garage adds everyday practicality with additional storage and shelter from the elements. If you're looking for a move-in-ready home that strikes the perfect balance between comfort, style, and functionality, this is one you need to see in person. Call your real estate professional to schedule your private viewing!