



GRASSROOTS
REALTY GROUP

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**389 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2246261



\$499,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, washer, dryer, window coverings, garage door opener + remote, dishwasher, range hood, gas stove, microwave, 2 sheds outside, TV mounts

This charming 4-bedroom, 3-bathroom bungalow with an attached double garage offers exceptional space, comfort, and convenience — all within walking distance of parks, schools, restaurants, and shopping. Step inside to an open-concept living room, dining area, and kitchen. The living room is calm and bright, featuring a bay window that fills the space with natural light. High ceilings over the dining area create an inviting spot to gather and entertain. The kitchen boasts a central island with a breakfast bar, extensive cupboard storage, a pantry, and a new gas stove, range hood, and fridge — perfect for the family chef. Down the hall, you’ll find the spacious primary bedroom, complete with a 3-piece ensuite and a large closet with built-in organizers. A second bedroom and a 4-piece bathroom complete the main floor. The fully finished basement features a spacious family room with new professionally installed carpet, insulated chimney with the perfect arrangement for a fireplace, two more bedrooms, another 3-piece bath, and a large storage room. In warmer months, relax under the pergola on the south-facing rear deck, overlooking a fully fenced backyard complete with a gas line that has the ability to connect to a fire table or BBQ. The backyard also offers a 29' x 22' parking pad with gate and alley access — perfect for extra vehicles, an RV, or a trailer — plus a 30-amp receptacle to keep your trailer plugged in while it's stored. This home also includes thoughtful upgrades such as new flooring throughout, frost-free exterior taps, furnace and AC serviced regularly, new fixtures in the basement bathroom, and both gas and 220V power in the garage. If an updated family home in a stellar location sounds like the perfect fit, call your favourite REALTOR® today to book a showing!

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