



GRASSROOTS
REALTY GROUP

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**338 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2246347



\$539,900

Division:	Uplands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,614 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, OTR MICROWAVE HOOD FAN, D/W, A/C, BLINDS THROUGHT, GARAGE DOOR OPENER W/REMOTE, MOVEABLE SHED

Hey Lethbridge! If you've been on the hunt for a turnkey 5 bdr, fully developed family home, then #338 Kodiak Blvd may just be it! Many features include large living spaces with plenty of square footage, a tastefully laid out floor plan with the primary above the garage, main floor laundry, some newer flooring, a new garage door motor, and freshly serviced furnace & A/C. Not to mention that location tho! Located just a few blocks from the local lake/park and shopping center, making those evening strolls both convenient and fun! Do yourself a favour and watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your short list to see ASAP!