



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

210 Uplands Boulevard N
Lethbridge, Alberta

MLS # A2247283



\$459,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, range hood, dishwasher, blinds & Curtain rods, washer/dryer, garage door opener & remote, central AC, floating shelves, manual u/g sprinklers, water softener, R/O water system, electric heater in garage

Charming 4-Bedroom Bi-Level in the Mature Uplands Area! Are you looking for a cozy home in the sought-after Uplands community? Whether you're a first-time buyer, a growing family, or downsizing, this property is a perfect fit! This fully developed bi-level offers 4 bedrooms and 3 full bathrooms, including a private ensuite and walk-in closet in the primary bedroom. Recent updates include new laminate flooring on the main level and fresh linoleum in the entryway, newer roof, and a new hot water tank. Outside, you'll find a fully landscaped and fenced yard—ideal for kids, pets, and summer gatherings—plus RV PARKING and a DOUBLE DETACHED garage with back-lane access. You'll love the location, just steps away from Chinook Lake, Legacy Park, playgrounds, and a variety of amenities including Sobeys, local pubs, pizza shops, gas stations, and more. Easy access to major roads makes commuting a breeze. Don't miss your chance to call Uplands home—move-in ready and waiting for you!