



GRASSROOTS
REALTY GROUP

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**54 Kodiak Crescent N
Lethbridge, Alberta**

MLS # A2278585



\$458,700

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Stove(s), Fridge, Hood Fan, Garage Opener + 2 remotes, U/G Sprinklers

Pride of ownership and updates abound in this lovely Uplands home, with walkout basement + double attached garage. Lots of natural light on both levels. You will enjoy the large above ground windows in the lower bedrooms, and the private feeling in the backyard. There are 4 good size bedrooms + 3 full bathrooms. Peace of mind inside & out, as approximately in 2018 there were 35 year shingles installed. Last year this owner installed new high efficient furnace + also upgraded with a Trane heat pump for central air conditioning. The outside mounted heat pump can also be a supplementary heat option for mild spring or fall months. The yard is fully fenced and landscaped, with underground sprinklers installed in front and back. Up-to-date 2023 Real Property Report + City Compliance letter included.