



GRASSROOTS
REALTY GROUP

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**47 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2282204



\$529,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,425 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this impressive bi-level offering just over 1,400 sq ft above grade, ideally located in the sought-after North Lethbridge Uplands Community. Backing onto Blackwolf Park, this home provides privacy, green space, and a family-friendly setting. From the moment you step into the large, welcoming foyer, you'll feel right at home. The main floor features a bright, open layout with vaulted ceilings that create an airy, spacious atmosphere. The open-concept kitchen is perfectly positioned for entertaining—ideal for staying connected with family and guests while cooking or keeping an eye on the kids. Large windows flood the space with natural light and offer peaceful views of the backyard and park beyond. The primary bedroom boasts a walk-in closet and a full ensuite featuring a deep soaker tub and separate shower. Upstairs also includes two additional bedrooms and a full bathroom, thoughtfully designed for family comfort and convenience. The fully finished basement adds even more living space, with an expansive family room ideal for movie nights, entertaining, or a home gym, plus two additional bedrooms—perfect for guests, a home office, or a growing family. Additional highlights include central air conditioning, a brand-new roof, and durable stucco siding. Located just minutes from Legacy Regional Park, Chinook Park, Sobeys, Walmart, and all the everyday amenities you need. Call your favorite REALTOR® and book a showing before this amazing property is gone!