



GRASSROOTS
REALTY GROUP

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

**51 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2286362



\$469,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings including any blinds, garage door opener and 1 remote, shed, fireplace, garage shelving

This well-maintained 1,111 sq ft bi-level offers 4 bedrooms and 3 bathrooms in a bright, open-concept design with vaulted ceilings, a spacious kitchen with pantry and island, and fresh paint throughout. The main floor features an electric fireplace off the dining area, while the lower family room is anchored by a cozy gas fireplace. Thoughtful touches include surround-sound wiring, select closet built-ins, and updated shingles in 2017. Outside, the home sits on a desirable northside lot backing onto a park with alley access on two sides, plus an attached double garage for added convenience. With great curb appeal and a functional layout ideal for families, this property delivers comfort, space, and an exceptional location.