



**244 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2294079



\$379,000

Division:	Uplands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Fridge, B/I Dishwasher, OTR Microwave, Stove, All Blinds, Washer/Dryer

Welcome to 244 Kodiak Boulevard West in Lethbridge—an inviting half-duplex just steps from Kodiak Park. This home includes a single attached garage and a fully landscaped backyard with a paved back alley and stylish stone accents. The main floor is bright with a well-lit kitchen, dining area, and living room, plus a convenient two-piece bath. Upstairs, you’ll find three bedrooms: the third bedroom is the primary suite, featuring a walk-in closet and a cozy nook perfect for a reading corner. The unfinished basement is ready for you to customize and bring your vision to life. Don’t miss out—book your viewing today!