



**308 Uplands Boulevard N
Lethbridge, Alberta**

MLS # A2296264



\$560,000

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Pr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Mixed, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 308 Uplands Blvd. This legally suited home offers 4 bedrooms and 3 bathrooms with a bright, open-concept layout. The main floor features a modern kitchen with ample storage and a large island that connects to the living and dining areas. The legal suite includes a private entrance and separate laundry, making it well-suited for rental income or extended family. Both levels offer practical storage, including walk-in closets. Located across from Legacy Park and close to schools, shopping, and walking/bike paths, this is a great opportunity in a sought-after neighbourhood.