



**389 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2298821



\$495,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, washer, dryer, window coverings, garage door opener + remote, dishwasher, range hood, gas stove, 2 sheds outside, TV mounts, white ceiling racking in the garage, built in shelving in garage.

This beautifully maintained 4-bedroom, 3-bathroom bungalow with an attached double garage offers the perfect blend of space, comfort, and location — all within walking distance to parks, schools, restaurants, and shopping. Step inside to a bright, open-concept layout featuring the living room, dining area, and kitchen. The living room is warm and inviting, highlighted by a large bay window that fills the space with natural light. The dining area features soaring ceilings, creating an ideal setting for gatherings and entertaining. The kitchen is designed with functionality in mind, offering a central island with breakfast bar, ample cabinetry, a pantry, and newer appliances including a gas stove, range hood, and fridge — perfect for any home chef. Down the hall, the spacious primary bedroom includes a 3-piece ensuite and a large closet with built-in organizers. A second bedroom and a 4-piece bathroom complete the main floor. The fully finished basement provides even more living space, featuring a large family room with new professionally installed carpet, an insulated chimney ready for a fireplace setup, two additional bedrooms, a 3-piece bathroom, and a generous storage room. Enjoy the outdoors in the south-facing backyard, complete with a pergola-covered deck — perfect for relaxing or entertaining. The fully fenced yard also includes an existing gas line with a potential hookup for a BBQ or fire table, along with a 29' x 22' parking pad with gate and alley access, ideal for extra vehicles, an RV, or a trailer. A 30-amp plug adds even more convenience for trailer storage. Additional updates and features include new flooring throughout, frost-free exterior taps, regularly serviced furnace and AC, updated fixtures in the basement bathroom, and both gas and 220V power in the garage. If you're looking for an updated family home in a prime location, this one is a

must-see. Contact your favourite REALTOR® to book your showing today.