



**19 Kodiak Boulevard N  
Lethbridge, Alberta**

**MLS # A2128686**



**\$499,500**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, Dishwasher, Washer, Dryer, Central Vac & Attachments, Central AC, Window Coverings, Garage Heater, Garage Door opener w/ 2 remotes, underground sprinklers, stone benches in back yard, Gazebo, Sunshade on Deck, Cupboard in Downstairs bathroom, Solar Panels

Welcome to this beautiful Greenwood built bi-level home backing onto to Blackwolf Park in North Lethbridge. This 1,593 sq ft home is fully developed with a spacious open floor plan maximizing living space, comfort, and even storage. The main floor flows from the large front windows of the living room, right back to the functional kitchen, with not 1 but 2 pantries! Off to the side of this great living area are 2 main floor bedrooms and a full bathroom. Up the stairs over the garage, you can hide away in the Master suite with a walk in closet and full 4 piece ensuite. Down to the lower level the theme continues with open spaces, storage and even large windows. The great family room is capped off with a gas fireplace in the corner and surrounded by another bedroom, laundry room, full bathroom and a private office - that could be transformed into another bedroom. It's a perfect family home! Plus those are just the basics, we still have special features like an active solar panel system, central ac, an oversized double heated garage, and more. Now head outside, it keeps getting better! The yard is 44 x 134ft as well, AND it backs onto Blackwolf Park which leads right to the 73 acre Legacy Park, or go the other way into Wolfridge Park. Why stop there? Take a little stroll and then you will be at Chinook Lake park because that is just down the street. The school bus pick up is just steps away for kids, Sobey's and Walmart are just a hop skip away and best of all, it's move in ready for you and your family.