



**354 uplands Boulevard N  
Lethbridge, Alberta**

**MLS # A2162096**



**\$457,000**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Other, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Very upscale feeling and look, high end window coverings, wall of windows all west facing looking out on a 73 acre park. This home is fully fenced has a double detached garage in back and ample street parking out front. Large patio out front for that bistro table and chairs. 2 tone shaker style cabinets, hex tile back splash, quartz counter tops, stainless steel appliances 10 foot ceilings YES this is a to die for kitchen. Large Primary bedroom with the walk-in closet, 2 vanity sinks, and large walk-in shower. Main floor laundry and a very large living room with fireplace. Fully finished lower level with 2 Great bedrooms and a huge family room. This is a 1 owner home very well cared for.