



**GRASSROOTS**  
REALTY GROUP

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**223 Bluefox Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2211185**



**\$489,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** washer/dryer, fridge, stove, dishwasher, hot tub, garage door openers, window coverings, blinds, entertainment center upstairs

Step into a beautifully updated 6-bedroom, 2.5-bathroom home that blends modern comfort with timeless elegance in the sought-after community of Uplands. From the moment you enter, the vaulted ceilings and freshly painted home create a sense of openness and light that carries throughout. This is more than just a house; it's a place where memories are made. Located in the heart of the home is a spacious chef's kitchen, where culinary creativity comes to life. A massive, freshly refinished butcher-block island anchors the space, offering both function and style. Other updates through the home including, new faucets and sinks (excluding the basement bath), were completed in 2024 when the plumbing upgrades were done. Further enhancements, that make everyday living a breeze, include a new washer/dryer and an added laundry sink. There's also a brand new front-door waiting in the garage for it's new owner to open and install it. Downstairs, the basement reveals a cozy retreat complete with a wood-burning fireplace, providing the perfect ambiance for gathering on cool evenings. After a long day, unwind in your private sanctuary with a hot tub equipped with new jets and a new pump, ensuring a soothing experience.

No detail was overlooked when the backyard landscaping was added either! The expansive backyard is fully-fenced and boasts a sleek aluminum, RV-gate, offering ample space and flexibility for outdoor projects or recreation. Enjoy the outdoors on a striking floating patio on the ground level or take it to the enclosed hot-tub, adding both charm and a perfect spot for relaxation. For those who value generous space and storage, the property features an oversized double detached garage &mdash; recently painted and designed for convenience.

This substantial space is ideal for projects, extra storage, or secure parking. Nestled in the highly desirable Uplands neighbourhood, this home is surrounded by a friendly community and convenient amenities. Excellent schools nearby make it a perfect location for families, while shopping, parks, and recreational spaces are just a short stroll away. Whether commuting or enjoying local attractions, you'll appreciate the ideal balance of tranquility and accessibility. This home truly offers the best of both worlds — a thoughtfully updated, spacious haven in a prime location. Make it yours today by scheduling a private showing with your favourite REALTOR®.