



51 Kodiak Boulevard N
Lethbridge, Alberta

MLS # A2286362

\$469,900



Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings including any blinds, garage door opener and 1 remote, shed, fireplace, garage shelving

This well-maintained 1,111 sq ft bi-level offers 4 bedrooms and 3 bathrooms in a bright, open-concept design with vaulted ceilings, a spacious kitchen with pantry and island, and fresh paint throughout. The main floor features an electric fireplace off the dining area, while the lower family room is anchored by a cozy gas fireplace. Thoughtful touches include surround-sound wiring, select closet built-ins, and updated shingles in 2017. Outside, the home sits on a desirable northside lot backing onto a park with alley access on two sides, plus an attached double garage for added convenience. With great curb appeal and a functional layout ideal for families, this property delivers comfort, space, and an exceptional location.