

**338 Kodiak Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2246347**



**\$529,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Uplands                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Modified Bi-Level      |               |                   |
| <b>Size:</b>     | 1,614 sq.ft.           | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                   |                   |     |
|--------------------|-------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Tile, 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>   | Aluminum Siding   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks       |                   |     |

**Inclusions:** FRIDGE, STOVE, OTR MICROWAVE HOOD FAN, D/W, A/C, BLINDS THROUGHT, GARAGE DOOR OPENER W/REMOTE, MOVEABLE SHED

Welcome to 338 Kodiak Blvd N, a well maintained former show home in the desirable Uplands neighbourhood. This bi-level offers a smart layout, stylish updates, and the high-end finishes you expect from a show home. The standout feature is the primary retreat above the garage, complete with a spacious 4-piece ensuite, jetted tub, and walk-in closet, a perfect blend of comfort and relaxation. The main floor includes two bright bedrooms with brand-new vinyl plank flooring and an open living area filled with natural light. The kitchen features a new 3-rack dishwasher (2025) and a gas stove, ideal for the home chef. Downstairs, you'll find two more large bedrooms and a cozy family room with gas fireplace. The home also boasts a freshy serviced furnace and A/C, a newer garage door motor (2023), under deck storage, and a mature yard. With thoughtful updates and clear pride of ownership, this Uplands gem is ready to welcome its next owners!