

**244 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2294079



\$379,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Uplands | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,283 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Mid Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Shed, Fridge, B/I Dishwasher, OTR Microwave, Stove, All Blinds, Washer/Dryer

Welcome to 244 Kodiak Boulevard West in Lethbridge—an inviting half-duplex just steps from Kodiak Park. This home includes a single attached garage and a fully landscaped backyard with a paved back alley and stylish stone accents. The main floor is bright with a well-lit kitchen, dining area, and living room, plus a convenient two-piece bath. Upstairs, you’ll find three bedrooms: the third bedroom is the primary suite, featuring a walk-in closet and a cozy nook perfect for a reading corner. The unfinished basement is ready for you to customize and bring your vision to life. Don’t miss out—book your viewing today!