

**406 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2306036



\$450,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Washer, Dryer, Freezer

Located in the highly sought-after Uplands neighbourhood on the north side of Lethbridge, this spacious and well-maintained home sits just one block from a fantastic park and is perfectly positioned near Walmart, gas stations, shops, Sobeys, and the beautiful Chinook Lake green space! Designed with families in mind, this home offers an excellent layout featuring 5 bedrooms and 3 full bathrooms, including a private ensuite off the primary bedroom. The exterior boasts durable stucco siding, a double attached garage, and a large back deck with convenient storage space underneath—perfect for maximizing functionality. The cinder block fence adds long-lasting privacy, while the good-sized backyard provides plenty of room for kids, pets, and entertaining. Inside, you’ll find a spacious family room downstairs along with thoughtful updates including air conditioning, new light fixtures, a new kitchen faucet, a new garage door opener, and fresh paint throughout, creating a bright and refreshed feel. The home does require carpet in the bedrooms and main living areas, and the seller has already obtained a quote from a local flooring store—be sure to talk to your REALTOR® for more details! With its fantastic layout, solid construction, and unbeatable location, this is the perfect opportunity for a growing family to make it their own. Call your REALTOR® today to book your private showing!