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Your REALTOR®
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36 Kodiak Boulevard N
Lethbridge, Alberta

MLS # A2341887



$469,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,229 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	4	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: see appliances...plus 2nd fridge in basement.

Good size bi-level home with 4 bedrooms and 3 full bathrooms in North Lethbridge just around the corner from Legacy Park! Large welcoming entry with access to garage. Main floor features open plan with vaulted ceilings for kitchen, dining, and living room. Kitchen has a corner pantry, stainless steel appliance package with gas stove, and island with double sink. Large window adorns the rear of the home in the living room and lets in so much light. Dining room has door to full length deck out back! Main floor also features 2 bedrooms including primary with walk-in closet and ensuite. There is also another full bath with tub/shower combo and a laundry room on this level. Basement is fully developed with HUGE family room featuring a gas fireplace, 2 more big bedrooms, and another full bath with tub/shower combo. Backyard is fenced and landscaped with patio stones and garden boxes for low maintenance outdoor living. Home has double attached garage for your vehicles and parking on the concrete driveway for 2 more vehicles. Home also has convenience of central a/c that was just replaced in 2026. Vinyl flooring on stairs to main and basement was done in 2025. New washer & dryer in 2025. Sump pump replaced in 2024. Some photos have furniture and decor digitally added for illustrative or marketing purposes.

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