



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**350 Uplands Boulevard N
Lethbridge, Alberta**

MLS # A2306125



\$479,900

Division:	Blackwolf 1		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,138 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.84 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Window Coverings, Central Vacuum/Attachments, under ground sprinklers in the front & backyard

BUYING THE VIEW! Here's your opportunity to live directly across from the stunning Legacy Park. Enjoy everything this incredible park has to offer — pickleball courts, tennis courts, playgrounds, an event center, scenic ponds, walking trails, and so much more all just steps from your front door. Now let's talk about this beautiful fully developed bungalow built by Avonlea Homes. From the moment you step inside, you'll appreciate the soaring ceilings, open-concept design, and abundance of natural light. The kitchen, dining, and living areas all showcase picturesque views of the park — truly the highlight of this home. The kitchen features granite countertops, Kohler fixtures, a cabinet pantry, and under-cabinet lighting that creates a warm, inviting ambiance. The living room is complete with a cozy gas fireplace — perfect for those chilly winter evenings. The spacious primary bedroom offers a large window overlooking the backyard, along with a well-appointed ensuite featuring a supersized his-and-her vanity, a walk-in shower, tile flooring, and glass walls. The walk-in closet provides generous storage space. The main floor also includes a second bedroom, a 4-piece bathroom, and the added convenience of a dedicated laundry room. Downstairs, the fully developed basement offers a versatile family and games room, an additional bedroom, and another 4-piece bathroom ideal for guests or extra living space. Step outside to enjoy the patio area, fenced yard, and beautifully maintained landscaping with underground sprinklers in both the front and backyard. Completing the home is a double detached garage. This is more than a home — it's a lifestyle across from one of the city's most sought-after parks.