



**827 Kodiak Bay N
Lethbridge, Alberta**

MLS # A2316392

\$519,900



Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,262 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Standard Shaped Lot, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: PIANO

Well maintained 4-Level Side Split Home in Uplands tucked away on a cul-de-sac on a large 47x135 lot with strong stucco exterior. Main floor features vaulted ceilings and engineered hardwood floors. Large south facing windows in living room let in plenty of natural light. Dining room is a good size. Kitchen features granite counters, beautiful wood cabinets, and stainless steel appliances. There is also a door to the deck out back. Upper level houses 2 bedrooms including primary with 3 piece ensuite and walk-in closet. There is also another full bathroom with jetted tub/shower combo on this level. Lower level has large family room, another bathroom with shower, and a 3rd bedroom. Basement is fully finished with a recreation/games room, a 4th bedroom, a 2 piece bathroom, and a utility room with laundry. Backyard is fenced, has a deck, a poured concrete patio(that continues down that side of the house), landscaping with trees, and underground sprinklers. Move in and enjoy!