



**GRASSROOTS**  
REALTY GROUP

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**193 Uplands Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2323802**



**\$499,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Uplands                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,190 sq.ft.           | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Private                |               |                   |

|                    |                        |                   |     |
|--------------------|------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                 | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home        |                   |     |

**Inclusions:** Dishwasher(as is) Microwave, Refrigerator, Washer(as is)/ Dryer, Stove, Central Vac, A/C, Garage door opener

Welcome to this beautiful home in Uplands community,Featuring 4 bedrooms and 3 bathrooms, this well-maintained property offers a functional layout perfect for families and investors alike. The main floor boasts 3 bedrooms, including a comfortable primary bedroom and a full ensuite bathroom with a walk in closet. Along with a bright and inviting living room highlighted by vaulted ceilings. The basement provides additional living space with a generously sized bedroom, a 4-piece bathroom, and plenty of room for recreation, guests, or a growing family. Enjoy the comfort, space, and versatility this home has to offer, all while being conveniently located close to schools, parks, shopping, and other amenities. A fantastic opportunity to own a wonderful home in a great neighborhood.Call your favourite Real Estate Agent to view this beautiful house.