



**7 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2327160



\$529,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,210 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Window Coverings, moveable island, garage heater, tv mount

Beautifully maintained 4-bedroom, 3-bathroom home backing onto greenspace! This move-in-ready home is loaded with upgrades inside and out. The bright main level features vaulted ceilings, an open-concept layout, and a white kitchen with granite countertops, stainless steel appliances, a new backsplash, and a movable island. You'll also find main-floor laundry, an updated bathroom, and two bedrooms, including the spacious primary suite with a walk-in closet and updated ensuite. The fully finished lower level offers a large family room with a cozy gas fireplace, two additional bedrooms, and another updated full bathroom. Recent updates include a new furnace (2026), hot water tank (5 years old), roof (2017), central air conditioning, central vacuum, and all appliances are included. Step outside to your private backyard oasis with upper and lower decks overlooking the beautifully landscaped yard. The heated double attached garage is the perfect finishing touch. Located close to schools, parks, public transit, and amenities, this fantastic home offers the perfect combination of comfort, convenience, and a beautiful greenspace setting. Don't miss your opportunity to make it yours!