



GRASSROOTS
REALTY GROUP

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218 Uplands Boulevard N
Lethbridge, Alberta

MLS # A2331091



\$375,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	980 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, central AC, window coverings, garage door opener, garage heater

Opportunity awaits in this 3-bedroom, 2-bathroom bi-level located on a corner lot in the desirable Uplands neighbourhood! Built in 2001, this 980 sqft home offers a functional layout with an attached single garage, central A/C, a rear balcony, and a spacious backyard complete with a storage shed. Conveniently situated close to parks, schools, and other amenities, the location is hard to beat. Recent updates include the roof, vinyl plank flooring, hot water tank, and some windows, while the unfinished basement renovation presents a great opportunity to add your own finishing touches and build equity. Whether you're a first-time buyer, investor, or someone looking for a project, this home offers plenty of potential in a fantastic neighbourhood. Call your favourite REALTOR[®] today to book a showing!