

# \$474,999 - 398 Kodiak Boulevard N, Lethbridge

MLS® #A2226656

**\$474,999**

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.10 Acres

Uplands, Lethbridge, Alberta

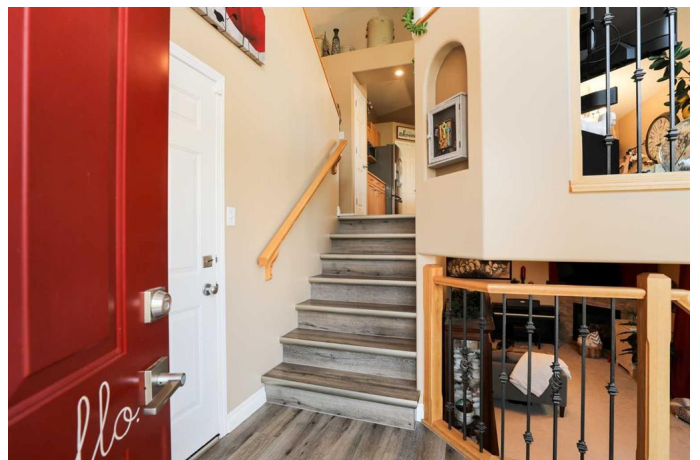
Welcome to your next chapter in the heart of Uplands - one of north Lethbridge's most established and sought-after neighborhoods. This 4-bedroom, 3-bathroom home offers over 1,200 square feet of thoughtfully designed living space, fully finished from top to bottom and maintained with the utmost care.

Step inside to a bright and airy main floor where the living room, kitchen, and dining areas flow seamlessly under vaulted ceilings and an abundance of natural light. The layout creates a sense of openness without sacrificing warmth or functionality. A conveniently located bedroom and full bathroom on this level offer flexibility for guests or the ideal work-from-home setup.

Upstairs, you'll find a full bathroom, a comfortable bedroom, and a generous primary retreat - private, quiet, and tucked away just enough to feel like your own personal escape.

The lower level is made for living. A spacious recreation room centers around a striking feature fireplace, perfect for cozy evenings or entertaining. Another full bathroom, a fourth bedroom, and a dedicated laundry space complete this level.

Outside, enjoy your private backyard oasis featuring a wind-sheltered deck, hot tub, and maintenance-free fencing - all set within a beautifully landscaped yard. A double attached



garage adds everyday practicality with additional storage and shelter from the elements.

If you're looking for a move-in-ready home that strikes the perfect balance between comfort, style, and functionality, this is one you need to see in person. Call your real estate professional to schedule your private viewing!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226656    |
| Price          | \$474,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,229       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 398 Kodiak Boulevard N |
| Subdivision | Uplands                |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 6T6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | R-L             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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