

# \$529,900 - 330 Uplands Boulevard N, Lethbridge

MLS® #A2244205

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.08 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to 330 Uplands Boulevard N in Lethbridge – a thoughtfully maintained duplex situated directly across from a vibrant community park. This welcoming home offers a bright, open-concept main floor featuring a charming kitchen with light-toned countertops, gas stove, built-in oven and microwave, and a deep farmhouse sink with a classic brass faucet. The adjacent dining area flows seamlessly into the cozy living room, where west-facing bay windows overlook the green space and a full-height tile fireplace creates a warm focal point. The primary bedroom is a private retreat with backyard views, a walk-in closet, and an en-suite bathroom that includes a double vanity and fully tiled walk-in shower. A second bedroom, full four-piece bathroom, convenient laundry room with built-in storage, and a rear entry with bench and coat hooks round out the main floor. Downstairs, the fully finished basement offers even more room to spread out with a spacious family room, two versatile rooms (each with closets and natural light from carefully planted garden window wells), a third full bathroom, and a generous storage/utility space. The staircase connecting the levels features elegant glass railing and a vaulted ceiling above, allowing light to filter through and creating a bright, open transition between floors. Outside, both the front and back yards have been transformed into low-maintenance spaces with decorative rock, perennial beds, container gardens, and a full drip irrigation system on timers to make caring



for it all nearly effortless. The semi-private front patio is perfect for a quiet coffee or evening drink, while the fully fenced backyard includes two gated access points—one to the alley and one leading along the side of the house. The heated detached garage is oversized and well-built, offering room for vehicles, hobbies, or additional storage. As the final unit in a row of duplexes, this home benefits from a tucked-away feel and a bit of added privacy. With essential amenities like schools, grocery stores, gas, pharmacy, and more just a short distance away, this home combines comfort, thoughtful design, and convenience in a quiet, park-facing location.

Built in 2017

### Essential Information

MLS® #	A2244205
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,133
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	330 Uplands Boulevard N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7C7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Front Yard, Views, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-M

## Listing Details

Listing Office	EXP REALTY
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