

\$489,999 - 389 Kodiak Boulevard N, Lethbridge

MLS® #A2246261

\$489,999

4 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

This charming 4-bedroom, 3-bathroom bungalow with an attached double garage offers exceptional space, comfort, and convenience – all within walking distance of parks, schools, restaurants, and shopping. Step inside to an open-concept living room, dining area, and kitchen. The living room is calm and bright, featuring a bay window that fills the space with natural light. High ceilings over the dining area create an inviting spot to gather and entertain. The kitchen boasts a central island with a breakfast bar, extensive cupboard storage, a pantry, and a new gas stove, range hood, and fridge – perfect for the family chef. Down the hall, you’ll find the spacious primary bedroom, complete with a 3-piece ensuite and a large closet with built-in organizers. A second bedroom and a 4-piece bathroom complete the main floor. The fully finished basement features a spacious family room with new professionally installed carpet, insulated chimney with the perfect arrangement for a fireplace, two more bedrooms, another 3-piece bath, and a large storage room. In warmer months, relax under the pergola on the south-facing rear deck, overlooking a fully fenced backyard complete with a gas line that has the ability to connect to a fire table or BBQ. The backyard also offers a 29' x 22' parking pad with gate and alley access – perfect for extra vehicles, an RV, or a trailer – plus a 30-amp receptacle to keep your trailer plugged in while it's stored. This home also includes thoughtful upgrades such



as new flooring throughout, frost-free exterior taps, furnace and AC serviced regularly, new fixtures in the basement bathroom, and both gas and 220V power in the garage. If an updated family home in a stellar location sounds like the perfect fit, call your favourite REALTOR® today to book a showing!

Built in 2003

Essential Information

MLS® #	A2246261
Price	\$489,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,147
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	389 Kodiak Boulevard N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6T6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,
-------------------	---

	Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	45
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.