

**209 Uplands Boulevard N  
Lethbridge, Alberta**

**MLS # A2151517**



**\$475,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting, Underground Sprinklers, Subdiv		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this immaculate 5-bedroom bungalow in The Uplands. The spacious layout features an open living/dining/kitchen, primary bedroom with an ensuite, two bedrooms, and a full bathroom on the main floor. Enjoy the luxury of a sunroom off the kitchen, ideal for relaxing and entertaining, and revel in the beautifully landscaped yard, meticulously maintained with underground sprinklers for easy care. The basement features high ceilings, two bedrooms, a full bathroom, laundry room, and spacious family room. Close to Legacy Park and walking trails, this home is a true gem, offering a harmonious blend of indoor and outdoor living. Don't miss an opportunity to view this property, contact your REALTOR® today!