



Anne French
Your REALTOR®
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70 Kodiak Crescent N
Lethbridge, Alberta

MLS # A2191214



\$439,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Washer/Dryer, A/C, Microwave, Dishwasher.

Welcome to this lovely home in the beautiful Uplands neighborhood, where you'll find plenty of amenities just around the corner. Nestled away on Kodiak Crescent, this charming property features four spacious bedrooms and three full bathrooms, along with two cozy living rooms. The walkout basement makes it easy to enjoy the beautiful backyard filled with mature trees and plenty of sunlight. This house has seen some great updates over the years, including a new roof within the last three years, a brand-new air conditioner in 2023, and a new dishwasher in 2024. You'll love the convenience of being close to a park, walking paths, grocery stores, restaurants, and a gas station. Plus, you'll have easy access to Scenic Drive and the highway for quick trips around town. Come see this fantastic home and discover all the wonderful features it has to offer!