



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



Main Photo

Property Description

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!

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