

\$479,900 - 330 Uplands Boulevard N, Lethbridge

MLS® #A2244205

\$479,900

4 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.08 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to 330 Uplands Boulevard N in Lethbridge – a home where thoughtful updates meet one of the city’s most remarkable locations. As the final unit in a row of duplexes, this property enjoys a rare sense of privacy while looking out onto a breathtaking 73-acre park. A view that stretches across the park’s open green spaces, winding walking trails, and the natural beauty of every season. Just steps away, you’ll find a splash park, tennis and pickleball courts, a skateboard area, flower gardens, and tranquil ponds with a dock and bird sanctuary, with even more to discover and enjoy throughout the park. Inside, vaulted ceilings and an open-concept design create a bright, airy main floor that feels both inviting and functional. The kitchen blends style and practicality with light stone countertops, a gas stove, a seamlessly integrated wall oven and microwave, and a deep farmhouse sink accented with brass faucet fixtures. West-facing bay windows fill the dining and living areas with warm light, while a full-height tiled fireplace serves as a striking focal point. The primary suite offers backyard views, a spacious walk-in closet, and an elegant en-suite with a tiled glass walk-in shower and double vanity. A second bedroom, a full four-piece bath, and a convenient laundry room featuring brand new washer/dryer alongside built-in storage are also located on this level, along with a rear entry that features a bench and full closet for coats and seasonal



storage. Downstairs, the fully finished basement offers a generous family room, two versatile rooms that can flex as bedrooms, office, or gym space, one of which features a walk-in closet with newly installed shelving racks to expand storage capacity, a third full bath, and multiple window wells landscaped with perennials that bring a touch of the outdoors in. Additional conveniences include under-stair storage and a large utility/storage room. Outside, the low-maintenance landscaping features decorative rock, perennial beds, and a drip irrigation system for effortless care. The fully fenced backyard includes two gated access points with quality latches and a charming garden gate window. The oversized “super double” detached garage is heated, offering exceptional space for vehicles, hobbies, or storage. With schools, shopping, groceries, pharmacy, and mailboxes all close by, this home offers comfort, beauty, and everyday convenience, all wrapped in an unbeatable park-facing setting.

Built in 2017

Essential Information

MLS® #	A2244205
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,128
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, Lake, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	54
Zoning	R-M

Listing Details

Listing Office	EXP REALTY
----------------	------------

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.