

# \$539,900 - 338 Kodiak Boulevard N, Lethbridge

MLS® #A2246347

## \$539,900

5 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

Hey Lethbridge! If you've been on the hunt for a turnkey 5 bdr, fully developed family home, then #338 Kodiak Blvd may just be it! Many features include large living spaces with plenty of square footage, a tastefully laid out floor plan with the primary above the garage, main floor laundry, some newer flooring, a new garage door motor, and freshly serviced furnace & A/C. Not to mention that location tho! Located just a few blocks from the local lake/park and shopping center, making those evening strolls both convenient and fun! Do yourself a favour and watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your short list to see ASAP!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246347          |
| Price          | \$539,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,614             |
| Acres          | 0.11              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 338 Kodiak Boulevard N |
| Subdivision | Uplands                |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1H 3P6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Aluminum Siding |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-L               |

### Listing Details

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