

# \$339,900 - 18 Kodiak Crescent N, Lethbridge

MLS® #A2205845

**\$339,900**

3 Bedroom, 3.00 Bathroom, 860 sqft

Residential on 0.06 Acres

Uplands, Lethbridge, Alberta

Welcome to 18 Kodiak Crescent, where comfort meets convenience in this beautifully designed 4-level split half-duplex. Whether you're a first-time homebuyer looking for the perfect place to start your journey or someone ready to downsize without sacrificing space, this home is an incredible opportunity. Step inside, and youâ€™™ immediately feel at home. The open-concept main floor is the heart of the houseâ€™™where the living room, kitchen, and dining area flow effortlessly together. Whether you're entertaining guests or enjoying a quiet evening, this space is both functional and inviting.

Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom, ideal for families who want to keep young children close or provide a private space for guests.

The lower-level family room is the perfect retreatâ€™™a cozy spot for movie nights, watching the game, or a play area for the kids. Full-size windows flood the space with natural light, creating a warm and welcoming atmosphere. A 2-piece bathroom and a tucked-away storage nook add extra functionality.

Head down to the basement, where you'll find a laundry area, a large storage/utility room, and a spacious primary suite with a large closet and a private 4-piece ensuiteâ€™™your own peaceful escape at the end of the day. Outside, the landscaped backyard offers just the right balanceâ€™™enough grass for pets or kids to play but without overwhelming



maintenance. A cement patio, a small garden shed, and a perfect spot for a firepit make this an excellent outdoor space for relaxing and entertaining. Plus, with back alley access, you have the future option of adding a small garage (pending city approval).

Nestled on a quiet street in the Uplands, this home offers incredible walkability. Step out your back door, and you're just moments from grocery stores, convenience stores, restaurants, and a pub. Walmart is less than five minutes away, and for outdoor lovers, Chinook Lake, Chinook Park, and off-leash dog parks are just around the corner.

Homes like this don't last long! schedule a showing with your favorite REALTOR today before it's gone!

Built in 2003

### Essential Information

MLS® #	A2205845
Price	\$339,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	860
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	18 Kodiak Crescent N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1H 6S3

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Garden, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R-L

### Listing Details

Listing Office	REAL BROKER
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