

\$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	8
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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