

\$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 you'll immediately feel at home. The open-concept main floor is the heart of the house—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 retreat—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 ensuite—your own peaceful escape at the end of the day. Outside, the landscaped backyard offers just the right balance—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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