

\$482,500 - 326 Uplands Boulevard N, Lethbridge

MLS® #A2121026

\$482,500

4 Bedroom, 3.00 Bathroom, 1,072 sqft

Residential on 0.08 Acres

Uplands, Lethbridge, Alberta

This raised bungalow is located on the Northside, near grocery stores and restaurants, and is directly across from Legacy Regional Park. Upstairs features a spacious living room, kitchen, and dining area filled with natural light. The kitchen has access to the back entry, complete with a built-in bench and access to the backyard. Upstairs, you will find the primary bedroom with a walk-in closet and three pieces ensuite. The main four-piece bathroom, second bedroom, and separate laundry. The basement features a legal two-bedroom basement suite, an open-concept kitchen/living area, a three-piece bathroom and its own laundry. As an investor or someone planning to live up and rent down, you always have access to your utility room without entering the basement suite, one of the many practical features of the Kaia from Avonlea Homes. The double-car parking pad provides space to park two vehicles, with lots of additional street parking. This house is a must-see if you want a great investment property or a comfortable home with earning potential. Current rents are \$1700 up and \$1450 down.

Built in 2020

Essential Information

MLS® # A2121026

Price \$482,500



Sold Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,072
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	326 Uplands Boulevard N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7C7

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	May 2nd, 2024
Days on Market	17
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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