



GRASSROOTS
REALTY GROUP

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101 Lynx Place N
Lethbridge, Alberta

MLS # A2214917



\$445,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, See Remarks, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Microwave Hood Fan, Washer/Dryer, Central Vac & Attachments, Freezer, Window Coverings, other furniture and furnishings to be included negotiable in addition to sale price.

This immaculately maintained home is exactly what you've been looking for! Gently lived in, one owner home gives you the peace of mind that is rarely found in a previously owned property. From the moment you walk in the door you will see how much love there was for this home and how well it has been kept. Everything you need is on the main floor offering a great space for those looking to downsize and have easier living. The basement is framed and ready for you to put your finishing touches in for 2 extra bedrooms and a 2nd full bathroom if you are looking for something with a bit of extra space. Around every corner you will notice great features from beautiful solid wood cabinetry to a newer furnace and A/C as well as gemstone lighting for every occasion. The backyard is low maintenance with no grass, giving you an ideal private oasis without having to mow the lawn. Want more space to roam? You'll have no trouble finding that...this house backs on to 3 parks with over 75 acres of green space and amenities to enjoy right out your back door. There are too many great features to list...come take a look at this beautiful home for yourself!