



**GRASSROOTS**  
REALTY GROUP

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**56 Lynx Road N**  
**Lethbridge, Alberta**

**MLS # A2232293**



**\$425,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-SL

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, washer/Dryer, Hood fan, microwave, A/C unit, Window coverings, Peca roll shutters, U/G sprinkler controller, garage door opener & remote(s), Garage Heater

Welcome to 56 Lynx Road North, a charming 907 sq ft bi-level nestled in the heart of Uplands—just steps away from the beautiful Legacy Park. This 4-bedroom, 2-bathroom home offers the perfect blend of comfort, functionality, and location. The open concept main floor is bright and welcoming, with a seamless flow between the living room, dining area, and kitchen—perfect for both everyday living and entertaining guests. Enjoy the added space and flexibility of a fully finished basement, ideal for a family room, home office, or guest suite. The double detached garage is heated, offering convenience and comfort throughout the year. Step outside to a private, well-maintained backyard that's great for relaxing or enjoying summer evenings. Located on the highly sought-after Lynx Road, this property offers a quiet, family-friendly setting with unbeatable access to parks, schools, shopping, and all the amenities North Lethbridge has to offer. Don't miss your chance to own a home in one of the most desirable locations in Uplands!