



GRASSROOTS
REALTY GROUP

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**335 lynx Crescent N
Lethbridge, Alberta**

MLS # A2241578



\$399,900

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	928 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Standard Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home		

Inclusions: Fridge, stove, dishwasher, washer, dryer, 2 central vac's and attachments, garage door opener (no remote), A/C, window coverings

Welcome to this beautifully maintained four-level split, offering approximately 928 square feet, located on a quiet crescent in Uplands near the brand new 70-acre park. This home is within walking distance to schools, groceries, restaurants, bars, gas stations, and most other amenities. The main floor is bright and open, featuring a cozy dining area with access to the side yard and a kitchen with plenty of cabinetry for storage. Upstairs on the second level are two bedrooms, including a spacious primary with a walk-in closet. The third level offers a large family room perfect for gatherings or relaxing evenings. The fourth level remains undeveloped, providing ample opportunity for future development with room to add another bathroom. The yard is exceptionally well landscaped with an abundance of plants and flowers, creating a beautiful outdoor oasis, and there is a 20 x 22 foot garage completing this wonderful property.