



GRASSROOTS
REALTY GROUP

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**39 Bluefox Boulevard N
Lethbridge, Alberta**

MLS # A2242675



\$509,900

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Central Vac + Attachments, Central Air, Garage Door Opener + 2 Controls, Shed, Home One Exterior Lights

Here is the perfect family home you've been waiting for! This spacious 4 Level split features 6 bedrooms & 3 full bathrooms. There's plenty of space through-out with 2 large living areas, a huge kitchen & dining area, and ample sized bedrooms. There's even space for a family room bar & basement office nook. Many updates have been completed including paint, trim, light fixtures, window coverings, doors, hot water tank and flooring. The fully landscaped yard features a deck with privacy screen all hot tub ready, patio with dura-decking & RV parking. Complete with Home One exterior lighting, double garage with dual doors, walking distance to a playground & close to schools, shopping and Legacy Park. Clean & move-in ready!