



GRASSROOTS
REALTY GROUP

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**189 Grizzly Terrace N
Lethbridge, Alberta**

MLS # A2255988



\$595,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,345 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, window coverings, bar fridge, central AC, garage door opener and controls, UG sprinklers, central vac and attachments/2 hoses, water softener as is, washer/dryer, deck privacy x2 control screens

Welcome home to this well-kept, 5-bedroom, 3-bathroom beauty tucked away in the peaceful and sought-after neighborhood of The Uplands. This charming bi-level home offers the perfect balance of comfort and convenience, with minimal stairs, over sized THREE bedrooms on the main floor including the master bedroom, TRIPLE car garage, and an east facing deck. Step inside to spacious living rooms filled with natural light — perfect for hosting family gatherings or curling up with a good book as the leaves fall outside. Downstairs, you’ll find a cozy family room featuring a gas fireplace and a wet bar, ideal for game nights, movie marathons, or simply unwinding by the fire on a crisp evening. With a triple attached garage, there’s plenty of room for vehicles, toys, and storage. The location couldn’t be better — central and close to everything: grocery stores, schools, parks and lakes, your favorite neighborhood pub, and convenient bus routes. Plus, easy access to major roads makes commuting a breeze. Lovingly maintained and move-in ready, this home is nestled in a quiet, well-established area where pride of ownership shines. If you’ve been looking for a place that feels like home from the moment you walk in, this is it!