



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**326 Lynx Crescent N  
Lethbridge, Alberta**

**MLS # A2256070**



**\$379,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	(R-L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Walk-In Closet(s)		

<b>Inclusions:</b>	Window coverings
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This stunning 4-level split duplex combines style, space, and endless potential. The main level impresses with soaring ceilings, a bright and open living room, and a beautifully designed kitchen that’s perfect for both everyday living and entertaining guests. Upstairs, the spacious primary bedroom features a massive walk-in closet, accompanied by a second bedroom and a full bathroom. On the lower level, there is a second living room which creates the perfect spot for movie nights, family gatherings, or a cozy retreat. The fourth level is undeveloped, giving you the rare opportunity to expand and customize to your lifestyle. Additional features include Central A/C keeping you comfortable in the summer months, while the double parking pad out front adds convenience. Step outside to enjoy your private fenced yard, ideal for pets, kids, and outdoor entertaining. And best of all, there are no condo fees, making this home an exceptional choice for first-time buyers, families, or investors seeking value and flexibility.