



GRASSROOTS
REALTY GROUP

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105 Lynx Road N
Lethbridge, Alberta

MLS # A2267512



\$299,000

Division:	Blackwolf 1		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	739 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	U-I
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry		

Inclusions: Dishwasher, Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Blinds

As you drive up to this property, you'll instantly fall in love with its charming curb appeal—from the timeless brick exterior to the sleek black windows and dormer accents, this home truly stands out on the street! Located in Black Wolf, one of North Lethbridge's most desirable newer communities, you're just steps away from parks, walking paths, and pickleball courts, that defines this vibrant neighbourhood. Inside, the home feels bright and spacious thanks to the vaulted ceilings that open up the main living area. The large bay window fills the space with natural light, creating a warm and inviting atmosphere. The kitchen features stainless steel appliances, ample cabinet storage, and an efficient layout perfect for everyday living. With three bedrooms and two full bathrooms, this home offers great functionality for a family, first-time buyer, or investor. You'll appreciate the abundant storage options, including pantry space, linen closets, and a generously sized mechanical/laundry room that makes household tasks a breeze. Downstairs, the two lower bedrooms are both excellent in size, and the rear bedroom features an impressive walk-in closet—a rare bonus at this price point! Outside, enjoy a fully fenced backyard that backs onto an open field for added privacy, plus rear stairs to grade and a paved parking pad (19' x 20') off the alley. This property is the perfect blend of style, comfort, and value—contact your REALTOR today!