



**GRASSROOTS**  
REALTY GROUP

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**266 Lynx Road N  
Lethbridge, Alberta**

**MLS # A2271918**



**\$555,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hot tub negotiable

Welcome to this stunning 2-storey home located in one of the area's most desirable neighbourhoods. From the moment you arrive, you'll be impressed by the amazing curb appeal, thoughtful design, and high-quality finishes throughout. Step inside to an inviting, open-concept layout featuring beautiful accents, modern colours, and a bright, airy feel. The kitchen offers stylish cabinetry, premium finishes, and plenty of space for cooking and entertaining. The living area is warm and welcoming, highlighted by elegant details and large windows overlooking the serene green strip behind the home. Upstairs, you'll find well-designed bedrooms, including a spacious primary suite perfect for unwinding after a long day. With air conditioning, this home ensures year-round comfort. Outside, enjoy the peaceful backyard setting with no neighbours directly behind—ideal for relaxing evenings, morning coffee, or entertaining guests. This home offers the perfect blend of style, comfort, and location—all in a beautiful neighbourhood known for its quiet streets, parks, and family-friendly atmosphere.