



162 Caribou Bend N
Lethbridge, Alberta

MLS # A2275256



\$554,900

Division: Blackwolf 2

Type: Residential/House

Style: 2 Storey

Size: 1,673 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Back Lane

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: RM

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows

Inclusions: none

The "Isla" by Avonlea Homes is the perfect family home. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings. Upstairs resides the three bedrooms with the master including an en-suite and walk in closet. the ensuite has a large 5 foot walk-in shower and his/ hers sinks. Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms. Convenience of laundry is also upstairs. The basement is undeveloped but set up for family room ,bedroom and another full bath. This home is located close to 73 Acre Park,Playground, tennis and pickle ball courts, shopping and schools. NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply