



**380 Grizzly Crescent N  
Lethbridge, Alberta**

**MLS # A2281077**



**\$599,900**

**Division:** Uplands

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,625 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 6 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Yard, Landscaped

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, wash dryer, window coverings, garage door opener and remote

Welcome to this spacious and well-appointed 6 bedroom family home, perfectly designed for comfort and functionality. The open-concept main floor offers a bright and inviting living space, featuring a thoughtfully designed kitchen with granite countertops, corner pantry, and ample prep and counter space. The kitchen flows seamlessly into the dining area and living room, where a cozy gas fireplace creates the perfect gathering spot. The primary bedroom is conveniently located on the main floor and features dual closets and a private ensuite complete with a jetted tub. Upstairs, you'll find two additional bedrooms and a full bathroom, making it an ideal layout for children or guests. The fully finished basement offers incredible versatility with two more bedrooms, a spacious family room with wet bar area, laundry, and direct access to the backyard. Situated in a fantastic location just around the corner from Chinook Lake Park and close to shopping, groceries, and everyday amenities, this home checks all the boxes for family living.