



GRASSROOTS
REALTY GROUP

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**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.