



**326 Lynx Crescent N
Lethbridge, Alberta**

MLS # A2286677



\$360,900

Division:	Uplands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	908 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	(R-L)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Window coverings

Welcome to this stunning duplex that perfectly blends style, space, and opportunity. From the moment you step inside, you'll be captivated by the soaring high ceilings and abundance of natural light that fills the home, creating a bright and airy atmosphere throughout. This beautiful 4 level split home features 2 spacious bedrooms and 1 full bathroom, thoughtfully laid out to maximize comfort and functionality. Designed for both relaxation and entertaining, this property offers two separate living rooms, providing flexible spaces for a family room, media area, home office, or playroom. The multi-level layout adds character and definition to each space while maintaining an open, inviting flow. Downstairs, you'll find an additional unfinished basement level, offering incredible potential. Whether you envision a home gym, additional bedroom and bathroom, rec room, or a custom entertainment space, this blank canvas is ready for your personal touch. Step outside to enjoy your private backyard, perfect for summer barbecues, gardening, or simply unwinding in your own outdoor retreat. The property also includes a parking pad with space for two vehicles, adding everyday convenience. Complete with air conditioning for year-round comfort, this home delivers versatility, charm, and room to grow. Ideal for first-time buyers, or savvy investors. Don't miss the opportunity to own this bright, spacious, and customizable home in a desirable location.