



**461 Lynx Terrace N
Lethbridge, Alberta**

MLS # A2289755



\$425,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	4 Level Split		
Size:	953 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Blinds

This 4-level split is the perfect family home, ideally located in a quiet area close to Legacy Park. The open-concept main floor features a bright kitchen, dining, and living space with a spindle staircase leading to two spacious bedrooms and a full bath, while the third level offers another bedroom and bathroom. The fourth level is open for future development and already has a separate entrance, making it ideal for a suite with space for a kitchen, dining, and living area. This home includes a tankless hot water heater, central air and a dual-zone furnace. Outside, you’ll find a concrete patio, sidewalk, and double parking pad, with all kitchen appliances plus washer and dryer included—making this a move-in ready home in an excellent location.