



**344 Lynx Crescent N  
Lethbridge, Alberta**

**MLS # A2302364**



**\$340,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Laminate Counters, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, TV & Wall Mount & Sound System, Sump Pump, Fire Pit, Central Vac & Attachements (as-is, owner has never used it), Deep Freezer

Welcome to 344 Lynx Crescent N, a well-maintained bi-level duplex located in the desirable Uplands neighbourhood. This home offers a practical layout with bright and functional living spaces, making it a great option for families, first-time buyers, or investors. The main floor features a bright living room filled with natural light, along with a kitchen and dining area with access to the deck, perfect for enjoying your morning coffee or summer evenings. This level also includes 2 bedrooms, including the primary, and a 4-pc bathroom. The basement includes a laundry and utility room with central vac and is ready for future development. With ample space, there is potential to add 2 additional bedrooms, a family room, and a future bathroom, allowing you to customize the home to suit your needs. Outside, the backyard is fully fenced and includes a firepit area. Conveniently located close to shopping and amenities including Sobeys and Walmart, as well as nearby parks such as Blackwolf/Legacy Park and Lethbridge Sports Park. Schools and other everyday essentials are also just a short distance away. With its location, layout, and future potential, 344 Lynx Crescent N offers a flexible opportunity to create a home that fits your lifestyle. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.