



**GRASSROOTS**  
REALTY GROUP

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**476 Lynx Crescent N  
Lethbridge, Alberta**

**MLS # A2160612**



**\$520,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Converted Garage, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Blinds, Curtain Rods, Hot tub negotiable

Welcome to your beautifully upgraded home in the highly desirable Uplands North neighborhood of Lethbridge, where Kodiak Park is your backyard! This spacious 4-bedroom home, complete with a dedicated office, has been thoughtfully enhanced with modern upgrades throughout. The bright, open-concept living area, with new flooring and fresh paint create a warm and inviting space. The kitchen shines with upgraded granite countertops and stainless steel appliances, perfect for family meals or entertaining guests. Just off the kitchen, the extended duradeck provides a fantastic spot for summer BBQs and outdoor relaxation. The master suite offers a peaceful retreat, with a large ensuite and serene views of Kodiak Park. The fully finished basement, complete with a walk-out, adds extra living space for your family to enjoy. Additionally, the garage has been converted for even more living space, offering flexibility for your lifestyle needs. You'll appreciate the comfort of a new A/C unit during the hot summer months, and the under-deck enclosed shed provides handy storage for all your outdoor gear. This home is ideal for families seeking space to grow, privacy, and the convenience of park-side living., this is a rare find in Uplands North.