



**469 Lynx Terrace N  
Lethbridge, Alberta**

**MLS # A2200424**



**\$389,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Living Room entertainment stand can be negotiated

This meticulously maintained two-story home is perfect for families, nestled on a quiet street in a family-friendly neighbourhood—just steps from parks and close to schools, shopping, and all your everyday amenities. Step inside to a bright and functional main floor, where the kitchen features stainless steel appliances, plenty of cabinetry, and a stylish tile backsplash. The adjoining dining and living areas create a warm and welcoming space for gatherings, while the convenient main-floor laundry and 2-piece bathroom add everyday functionality. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private 4-piece ensuite. Another full bathroom ensures convenience for the entire family, while large windows throughout the home allow natural light to fill every corner. The basement is undeveloped and ready for your personal touch—whether you're looking to add more living space, an extra bedroom, or create the ultimate rec room. Plus, a brand-new tankless hot water heater has just been installed, adding both comfort and efficiency. Outside, the backyard offers plenty of room to enjoy the outdoors, and there's a 24' x 24' parking pad at the rear, providing space for a future garage or off-street parking. Nearby walking paths, parks, and schools make this location ideal for families looking to settle into a quiet, community-focused neighbourhood. If you're searching for a move-in-ready home that offers both value and potential, this one checks all the boxes!