

315 Lynx Crescent N
Lethbridge, Alberta

MLS # A2262471

\$429,900



Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	916 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings including blinds, garage door opener and 1 remote, central air conditioning, microwave, gazebo on deck, cabinets in garage, fridge in basement

This well-maintained 916 sq ft bi-level offers 4 bedrooms and 2 bathrooms, ideal for comfortable family living. Recent updates include a new water tank (2024), fresh basement flooring, and a newer stove, while the shingles were replaced just 7 years ago. The kitchen features an outside-venting hood fan installed within the last 5 years, and a new light fixture brightens the dining area. Enjoy summer evenings under the gazebo on the deck, with added privacy thanks to alley access on two sides. The home also includes central air conditioning, a washer and dryer (7 years old), and thoughtful upgrades throughout.