



**318 Lynx Road N
Lethbridge, Alberta**

MLS # A2326357



\$600,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage		

Inclusions: 2x Fridge, 2x Stove, 2x Dishwasher, 2 Microwave, 2x Washer & Dryer, All Window Coverings,

Welcome to 318 Lynx Rd N! This legally suited home is perfect for those who want to have tenants. The main level is a great open concept floor plan with a great living room that flows into the dining area and kitchen. There are two bedrooms up here. The primary bedroom has a walk-in closet and a 3pc bathroom. You also have a great deck and backyard area that can be accessed from the kitchen. The double attached garage and parking pad also provide plenty of parking. Moving to the basement suite, you have two more bedrooms, a kitchen, and a great living room area. You also have laundry down here and a small dining area. This is a great home in an amazing location. Contact your favourite REALTOR® today!