



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

113 Lynx Road N
Lethbridge, Alberta

MLS # A2332103



\$325,000

Division:	Blackwolf 1		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	724 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	U-I
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: N/A

This Brownstone townhouse has fantastic curb appeal! This property is situated in Blackwolf, which has grown into an mature neighborhood, close to the beautiful Blackwolf Park, schools, shopping, and restaurants. This home features 3 bedrooms and 2 full bathrooms, minimal landscaping, lots of off-street parking, and as you enter the home you will instantly feel the spaciousness with the vaulted ceiling in the main floor. The home has been meticulously cared for, and there was recently central air installed to keep you cool during the dog days of Southern Alberta summer. When a home owner shows pride in consistently cleaning and staying organized, it leaves a great first impression upon entering the home. Make sure you put this property on your list of "must see". Contact your favorite REALTOR® to book a showing!