



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

89 Lynx Road N
Lethbridge, Alberta

MLS # A2335080



\$369,000

Division:	Blackwolf 1		
Type:	Residential/Other		
Style:	Townhouse		
Size:	726 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	High Ceilings, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	U-I
Utilities:	-

Inclusions: n/a

Welcome to this beautifully maintained townhouse located in the sought-after community of Blackwolf! Combining timeless curb appeal with modern comfort, this stylish home offers 4 bedrooms, 2 full bathrooms, and low-maintenance living with no condo fees! The bright and spacious upper level features soaring vaulted ceilings, an open-concept layout, and an abundance of natural light. The functional u-shaped kitchen is complete with stainless steel appliances, a full tile backsplash, generous cabinetry, pantry storage, and overlooks the dining and living areas - perfect for entertaining or everyday living. The fully developed lower level offers three additional bedrooms, a full bathroom, and a convenient laundry room, providing flexible space for families, guests, or a home office. Step outside to enjoy the private fully landscaped yard featuring attractive paving stone accents, mature trees, fencing, and a spacious deck. Located directly across from an open green space. This property is just minutes away from parks, schools, shopping, restaurants, and other amenities. This award-winning Brownstone community was recognized as 2011 Best Overall Complex and offers exceptional energy efficiency and true move-in ready living. Simply unpack and enjoy! You don't want to miss out on this one, call your favorite Realtor today!