



GRASSROOTS
REALTY GROUP

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709 Lynx Landing N
Lethbridge, Alberta

MLS # A2339998



\$629,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,433 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Oven, Microwave, Fridge (x2), Upright Freezer, window coverings

JUST REDUCED!!! Welcome to this spacious bilevel home tucked away in a quiet cul-de-sac in Uplands! Featuring TWO DOUBLE HEATED GARAGES, this property offers an exceptional amount of parking, workshop, and storage space. Inside, you'll find 3 spacious bedrooms and 3 full bathrooms, providing plenty of room for family and guests. The basement is designed for entertaining, with a welcoming wet bar and generous recreation/entertainment space, complemented by the comfort of heated basement floors. The home is equipped with an NTI combi boiler with approximately 14 years of warranty remaining, offering added peace of mind. Enjoy the sunroom off the back deck, a great spot to relax and take in the outdoors. The property also offers lots of storage and a low-maintenance yard, making everyday living easy and enjoyable. Ideally located close to a park and shopping, this home combines comfort, convenience, and functionality in a desirable Uplands location. Call your go-to realtor and check this beauty out today!