

**282 Caribou Way N  
Lethbridge, Alberta**

**MLS # A2276732**



**\$930,000**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** none

Five bedrooms, one legal suite, zero compromises. Welcome to this stunning 2,484 sq ft two-storey in North Lethbridge that's barely been lived in. Four baths, dual laundry, dual furnaces, and high-end finishings throughout! Granite counters, vinyl plank flooring on every level, and central air. Step inside to a grand foyer that sets the tone. The main floor feels expansive and bright, with open-concept living and a spacious walk-through butler's pantry that delivers convenience and fantastic storage right where you need it, tucking away the clutter so your guests never have to see it. A true chef's kitchen anchors it all: gas cooktop, wall ovens, built-in refrigerator, and dishwasher, all wrapped in premium finishes. With more counter space than you'll ever need, this is a kitchen made for cooking &mdash; if you've got a large family, this house is for you! Living room anchored by a massive fireplace bringing the cozy for when its wanted. Right off the dining area are sliding glass doors that lead out to a covered patio with a gas line already run for the barbecue or fire table, while an oversized double attached garage out front keeps everything covered and convenient. Upstairs, you'll find three bedrooms, a full bathroom, a large bonus room, and upper-level laundry so that your day-to-day life couldn't be easier. The primary retreat steals the show up there, with a five-piece ensuite and a massive walk-in closet you have to see to believe. In the very downstairs, the legal two-bedroom suite is the real difference-maker. Separate parking, seperate entry, its own laundry, and this suite has never been used! The suite lives so seamlessly independant, you'll forget anyone's down there at all &mdash; until the mortgage help shows up every month. Built brand new by Stranville in the fall of 2025, a massively updated Kinley. Premium finishes, and built-in income, this one truly has it all. Book your

showing today.