

## 380 Grizzly Crescent N Lethbridge, Alberta

**MLS # A2281077**



# \$599,900

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, wash dryer, window coverings, garage door opener and remote

Welcome to this spacious and well-appointed 6 bedroom family home, perfectly designed for comfort and functionality. The open-concept main floor offers a bright and inviting living space, featuring a thoughtfully designed kitchen with granite countertops, corner pantry, and ample prep and counter space. The kitchen flows seamlessly into the dining area and living room, where a cozy gas fireplace creates the perfect gathering spot. The primary bedroom is conveniently located on the main floor and features dual closets and a private ensuite complete with a jetted tub. Upstairs, you'll find two additional bedrooms and a full bathroom, making it an ideal layout for children or guests. The fully finished basement offers incredible versatility with two more bedrooms, a spacious family room with wet bar area, laundry, and direct access to the backyard. Situated in a fantastic location just around the corner from Chinook Lake Park and close to shopping, groceries, and everyday amenities, this home checks all the boxes for family living.