

**329 Grizzly Crescent N**  
**Lethbridge, Alberta**

**MLS # A2296905**



**\$515,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** N/A

Step inside 329 Grizzly Crescent North, a 4-bedroom, 3-bathroom home with nearly 2,500 sq. ft. of finished living space, including 1,375 sq. ft. above grade, and a double attached garage. Built in 2005, the main floor features vaulted ceilings and an open layout that seamlessly connects the kitchen and living areas, creating a natural flow for daily life and entertaining. Two bedrooms on the main level share easy access to a full bathroom, while the primary suite sits slightly elevated, offering a distinct sense of separation without isolating it from the rest of the home, complete with a rainfall-shower ensuite. The fully finished basement adds extra living space and features a built-in kids' climbing wall—perfect for indoor activity any time of year. Outside, a large deck overlooks the fully landscaped yard, and underground sprinklers in the front yard make maintenance effortless. Located in the Uplands, one of North Lethbridge's most sought-after neighborhoods, this home is close to Legacy Park, Chinook Park, walking paths, schools, grocery stores, and restaurants. Spacious, practical, and thoughtfully designed—contact your favorite REALTOR® to schedule a showing.