

**329 Grizzly Crescent N
Lethbridge, Alberta**

MLS # A2296905



\$500,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: N/A

MAJOR PRICE IMPROVEMENT! 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.