

**41 Lynx Place N  
Lethbridge, Alberta**

**MLS # A2300189**



**\$485,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Sump Pump(s)		

**Inclusions:** N/A

Welcome to this spacious family home backing directly onto a beautiful park, offering a rare setting where you'll never have neighbors behind you—just open green space to enjoy year-round. Built in 2003, this Avonlea bi-level offers 1,380 sq ft of functional living space with 4 bedrooms and 3 bathrooms, making it an ideal layout for growing families. The main level features vaulted ceilings and a bright, open feel, with patio doors off the dining area leading to a back deck overlooking the park—perfect for morning coffee or watching the kids play. The unique floorplan includes 2 bedrooms on the main level, while the private primary suite is located above the garage, complete with a walk-in closet and full ensuite, creating a quiet retreat separate from the main living areas. The fully developed basement offers a large family room with a gas fireplace, oversized above-ground windows for plenty of natural light, an additional bedroom, and a full 4-piece bathroom. The yard is fully fenced and features convenient access to the park via a walking path just beside the home—an unbeatable setup for families and outdoor living. You're also just minutes from additional parks, ponds, playgrounds, and shopping amenities. Please note: this property has been tenant-occupied in recent years and will require some TLC, including some new flooring, baseboards, paint, and kitchen appliances. The home has been priced accordingly, presenting an excellent opportunity for buyers to add value and make it their own. If you've been looking for a well-located family home with incredible potential, this is your chance to get into a sought-after area at a great price.