

**404 Lynx Crescent N**  
**Lethbridge, Alberta**

**MLS # A2309111**



**\$449,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

If you love the feel of rooms filled with a ton of natural light, and a house with larger than average room sizes, then be sure to take a look here. This home was built by Peter Wall Pinegrove Home Builders. He was a solid builder and used decent construction materials such as excellent quality windows and heavier duty vinyl siding. The house has stood up to the test of time and is now ready for the next family to enjoy this great house in a family friendly neighbourhood. Three bedrooms (with option to add a 4th bedroom if required) walk in closets, and 3 spacious bathrooms and a family room 34 feet long! Bring the pool table!! . The living room is open to the kitchen and there is a back door that leads to the deck. Gas line ready for the barbecue. Watch the farmer harvest in the summer and enjoy the wide open space throughout the winter months directly behind you! Was told the neighbours are great too!! . Air conditioning, central vacuum, underground sprinklers and fully insulated garage are some of the features. Cabinetry is timeless Maple wood and in excellent condition. . The garage was permitted for an overhead heater and can be added as rough in all done.. Close to parks, shopping, schools, and all the amenities Uplands is noted for. the roof shingles were replaced in 2019 with 50 year Owens Corning Duration with a 10 year transferable install warranty. 40 Gallon Hot water tank was replaced Sept, 2021.