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Your REALTOR®
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166 Caribou Bend N
Lethbridge, Alberta

MLS # A2315952



$539,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Fantastic 3 bedroom model by Avonlea with bonus room .This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry The main floor includes a convenient 2-piece washroom . The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your optional rear deck. Beautiful large windows allow for an abundance of natural light to fill the home. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level. The Kohen is the perfect family home, with a basement level that can be further developed to include family room, fourth bedroom and a full bath. Great Location within walking distance to Legacy Park where you can enjoy play grounds, tennis and pickle ball courts, walking trails, lots of green space to play in and so much more. NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY

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