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Your REALTOR®
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422 Lynx Terrace N
Lethbridge, Alberta

MLS # A2320500

$515,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Leve		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Blinds, Washer, Dryer, Sumb Pump

Welcome to 422 Lynx Terrace N, an energy-efficient two-storey home located in the desirable community of Blackwolf, one of Lethbridge’s newest and fastest-growing neighbourhoods. Offering 3 bedrooms and 2.5 bathrooms, this well-maintained home combines functional living space with modern finishes and a family-friendly location. The main floor features a spacious tiled entryway, an attractive spindle staircase, and a bright open-concept living, dining, and kitchen area, highlighted by a cosy fireplace and large backyard-facing window in the living room, maple cabinetry and granite countertops in the kitchen, direct access to the back deck from the dining area, and the convenience of a 2-piece bathroom and laundry room. Upstairs, the primary bedroom includes a large walk-in closet and a 4-pc ensuite featuring a jetted tub, separate shower, and an enclosed toilet area for added privacy. Two additional bedrooms and a full bathroom provide plenty of space for family members, guests, or a home office. The attached double garage offers excellent storage and parking space. Outside, the fully fenced south-facing backyard is designed to maximize sunshine throughout the day and includes a deck and a storage shed. Set on a quiet street, this home is within walking distance of the impressive 73-acre regional park, offering playgrounds, pathways, and recreational opportunities. Everyday amenities are also close by, with shopping, restaurants, and services including Walmart and Tim Hortons just a short drive away. With its energy-efficient design, practical layout, and excellent location, 422 Lynx Terrace N offers a wonderful opportunity to enjoy comfortable family living in one of Lethbridge’s most sought-after communities. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a

home you’ll want to experience in full.

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