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Your REALTOR®
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115 Bluefox Boulevard N
Lethbridge, Alberta

MLS # A2356789

$499,900

Division:	Uplands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this beautifully maintained, custom-built two-storey home in the highly desirable Uplands neighbourhood, ideally situated right beside Bluefox Park and just minutes from Greywolf Park! Offering over 2,000 square feet of living space above grade, this one-owner home showcases quality craftsmanship, thoughtful design, and incredible pride of ownership throughout. Featuring 4 spacious bedrooms and 3 full bathrooms, this home offers plenty of room for the entire family. The main floor features a welcoming living room, a comfortable family room with a cozy gas fireplace, a formal dining room perfect for entertaining, and a spacious kitchen complete with granite countertops and plenty of cabinetry. Convenient main-floor laundry adds to the home's functional layout. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat with a beautiful ensuite featuring a relaxing jetted tub. Additional highlights include central air conditioning, a durable metal roof, and an insulated double attached garage. Step outside and discover the truly incredible landscaping that makes this property stand out! The beautifully maintained yard features mature greenery, thoughtfully designed garden spaces, and a wonderful three-season sunroom overlooking the outdoor space. Whether you're enjoying your morning coffee, entertaining family and friends, or simply relaxing in your own backyard, this property offers a fantastic outdoor setting. The undeveloped basement provides plenty of additional storage and an excellent opportunity to create even more living space tailored to your needs. Located in one of North Lethbridge's established neighbourhoods, you'll appreciate the peaceful surroundings, nearby parks, walking paths, schools, shopping, and convenient access to everyday amenities. With its exceptional location beside Bluefox Park, impressive

landscaping, spacious layout, and years of careful ownership, this is a wonderful opportunity to make a truly special property your next home!

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