

**410 Lynx Terrace N  
Lethbridge, Alberta**

**MLS # A2164637**



**\$584,999**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Pergola

Put this stunning former Avonlea showhome on your must-see list! This Energy Star rated home includes features such as gorgeous granite counter tops, stainless steel appliances, window coverings; upgraded lighting & a coffered ceiling; and plenty of storage. This home offers 4 bedrooms, 3.5 baths and a fabulous laundry room. You'll enjoy the convenience offered by the underground sprinklers and Navian tankless hot water, and heated garage. Please take note of the many upgrades this home has to offer, including: Newly Redone Master Shower with Body Sprays and Rain Head. Over \$30,000 in custom closets and cabinetry, Maintenance Free Composite Back Deck And Front Porch, Carpet throughout home has been Replaced, Custom Blinds And Drapes Included. Kwik Curb Front Landscaping plus Permanent Holiday Lighting Installed which is a \$5000.00 plus feature. RO System installed for top quality drinking water. Newer Upgraded Furnace. Legacy Park right is located just down the back pathway with spray park, skatepark, basketball, tennis, playgrounds, and concession. All this, in a great Uplands location near Chinook Lake and Pavan Park.