



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

410 Lynx Terrace N
Lethbridge, Alberta

MLS # A2164637



\$579,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	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.