



Anne French  
Your REALTOR®  
Love where you live.

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## 410 Lynx Terrace N Lethbridge, Alberta

MLS # A2189447



# \$569,900

<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 (15 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	<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

Welcome to your dream home! This stunning former show home boasts just under 1700 square feet of luxurious living space, complete with over \$25,000 in custom cabinets and closets, ensuring you have the perfect blend of style and functionality. Enjoy the benefits of a RO water system for top quality drinking water and a soft water system to ensure the very best quality for your family, complemented by beautiful Kwik curb landscaping and a fully developed yard with underground sprinklers. The home also features a fully developed basement, providing even more space for your family to enjoy. Relax on the maintenance-free decking of the patio and front porch, perfect for entertaining or unwinding. The newly renovated master shower features body sprays and a rain head, adding a touch of spa-like luxury to your daily routine. With permanent exterior LED holiday lighting, decorating for the holidays is stress-free and festive. The heated garage and additional shed provide ample storage and convenience. Located in a desirable Northside neighborhood, you're just a short walk away from shopping, schools, and the amazing Legacy Park, which features a skate park, spray park, concession, basketball and tennis courts, and multiple playgrounds. Don't miss out on this incredible opportunity to own a home that truly has it all!