

# \$399,900 - 335 Lynx Crescent N, Lethbridge

MLS® #A2241578

**\$399,900**

2 Bedroom, 1.00 Bathroom, 928 sqft

Residential on 0.09 Acres

Uplands, Lethbridge, Alberta

Welcome to this beautifully maintained four-level split, offering approximately 928 square feet, located on a quiet crescent in Uplands near the brand new 70-acre park. This home is within walking distance to schools, groceries, restaurants, bars, gas stations, and most other amenities. The main floor is bright and open, featuring a cozy dining area with access to the side yard and a kitchen with plenty of cabinetry for storage. Upstairs on the second level are two bedrooms, including a spacious primary with a walk-in closet. The third level offers a large family room perfect for gatherings or relaxing evenings. The fourth level remains undeveloped, providing ample opportunity for future development with room to add another bathroom. The yard is exceptionally well landscaped with an abundance of plants and flowers, creating a beautiful outdoor oasis, and there is a 20 x 22 foot garage completing this wonderful property.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241578  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 928       |



|            |               |
|------------|---------------|
| Acres      | 0.09          |
| Year Built | 2004          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 335 Lynx Crescent N |
| Subdivision | Uplands             |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H 6X7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Smoking Home                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Partial, Partially Finished                                                |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Street Lighting, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Concrete, Vinyl Siding                                                                        |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 19th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 17  |
| Zoning         | R-L |

## **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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