

# \$374,900 - 326 Lynx Crescent N, Lethbridge

MLS® #A2256070

**\$374,900**

2 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.06 Acres

Uplands, Lethbridge, Alberta

This stunning 4-level split duplex combines style, space, and endless potential. The main level impresses with soaring ceilings, a bright and open living room, and a beautifully designed kitchen that's perfect for both everyday living and entertaining guests. Upstairs, the spacious primary bedroom features a massive walk-in closet, accompanied by a second bedroom and a full bathroom. On the lower level, there is a second living room which creates the perfect spot for movie nights, family gatherings, or a cozy retreat.

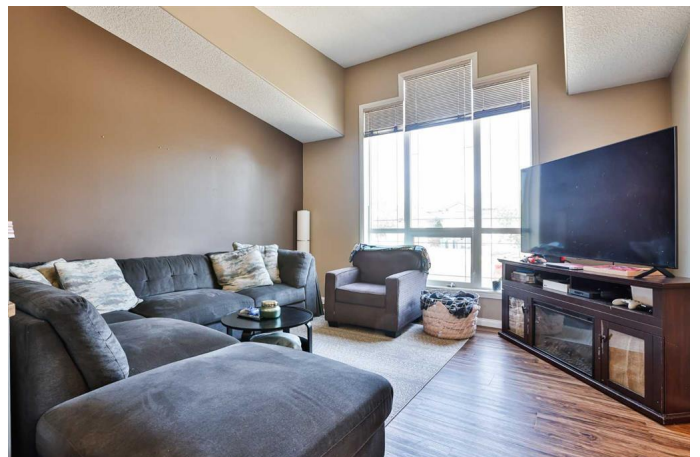
The fourth level is undeveloped, giving you the rare opportunity to expand and customize to your lifestyle. Additional features include Central A/C keeping you comfortable in the summer months, while the double parking pad out front adds convenience. Step outside to enjoy your private fenced yard, ideal for pets, kids, and outdoor entertaining. And best of all, there are no condo fees, making this home an exceptional choice for first-time buyers, families, or investors seeking value and flexibility.

Built in 2004

## Essential Information

MLS® # A2256070

Price \$374,900



|                |                             |
|----------------|-----------------------------|
| Bedrooms       | 2                           |
| Bathrooms      | 1.00                        |
| Full Baths     | 1                           |
| Square Footage | 909                         |
| Acres          | 0.06                        |
| Year Built     | 2004                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 4 Level Split |
| Status         | Active                      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 326 Lynx Crescent N |
| Subdivision | Uplands             |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H6X7              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Walk-In Closet(s)                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard, Storage                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Shingle                                      |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 71                   |
| Zoning         | (R-L)                |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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