

\$549,900 - 265 Lynx Road N, Lethbridge

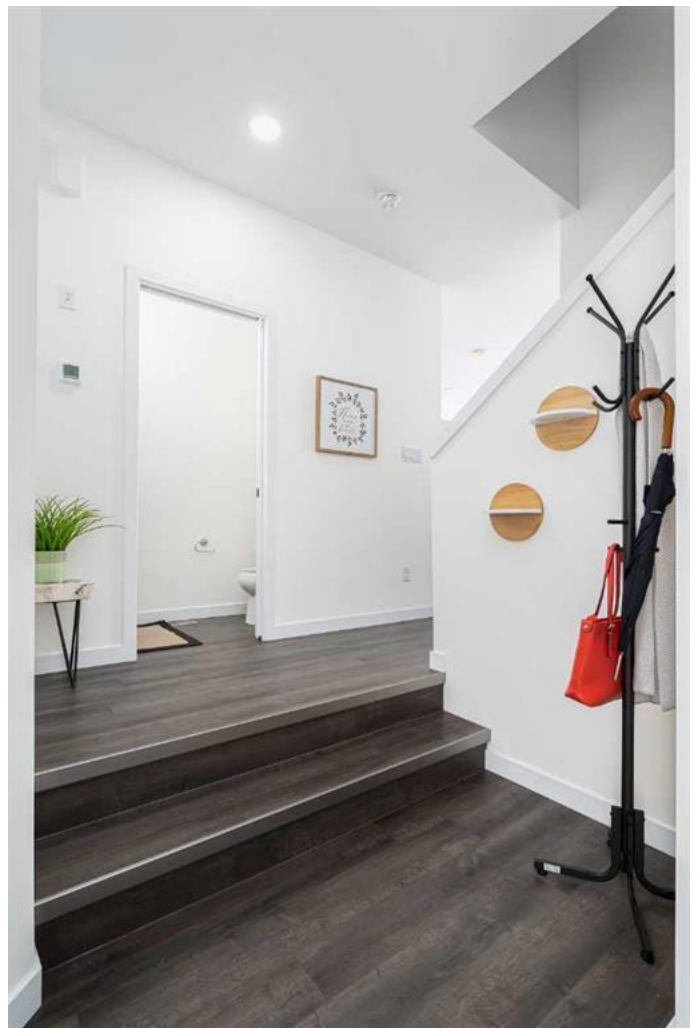
MLS® #A2068809

\$549,900

3 Bedroom, 3.00 Bathroom, 1,606 sqft
Residential on 0.10 Acres

Blackwolf 2, Lethbridge, Alberta

FULLY DEVELOPED AVONLEA SHOW HOME NOW FOR SALE BACKING ONTO GREEN SPACE! And wow WALKOUT BASEMENT. Enjoy all the benefits a show home has to offer, including painted 24 x 24 Garage, Front and Back Landscaping, Custom white shaker cabinetry c/w wine rack, Upgraded Lighting package, gas fireplace c/w custom shelving, Rear deck, all the appliances, and even central Air. This is a 4 bedroom model by with bonus room. .The bonus room could easily be converted to a 4th bedroom up. This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry The main floor includes a convenient 2-piece washroom . The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your rear deck over-looking the Park. Beautiful large windows allow for an abundance of natural light to fill the home. You will also notice the new look of Flat painted ceilings throughout. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level.



The Kohen is the perfect family home, with a basement level that is developed to include family room, fourth bedroom and a full bath. Don't forget the walkout as well. The back yard has plenty of space for the growing family. Blackwolf is an architecturally controlled community with the new 73 acre Legacy Park. Lots of walking trails, playground, skate boarding park, Tennis courts and so much more. Convenience of shopping near buy. NHW included.

Built in 2020

Essential Information

MLS® #	A2068809
Price	\$549,900
Sold Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	265 Lynx Road N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7E6

Amenities

Parking Spaces	4
----------------	---

Parking Double Garage Attached

Interior

Interior Features Kitchen Island, Pantry, Walk-
Appliances Dishwasher, Electric Range
Washer/Dryer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood
Foundation Poured Concrete



Additional Information

Date Listed August 1st, 2023
Date Sold May 2nd, 2024
Days on Market 275
Zoning RM
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.