

103 Blackwolf Pass N
Lethbridge, Alberta

MLS # A2236284



\$549,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: overhead shelving in garage.

Welcome to this bright and modern 4-year-old two-storey home, perfectly located across from a green space and just a few short blocks to Legacy Park. With an ideal mix of style, space, and convenience, this home is perfect for families and professionals alike. Step inside to an open-concept main floor that seamlessly connects the kitchen, dining, and living areas. Upstairs, you'll find three well sized bedrooms, including a primary suite with a private 3-piece ensuite. A 4-piece bathroom serves the additional two bedrooms. The fully developed basement offers a cozy family room, an additional bedroom, and another full 4-piece bathroom, a perfect space for guests, teens, or a home office. Did you see the solar panels on the roof? what a bonus! Located in a family-friendly neighbourhood, this home is just steps from parks and green space, and only minutes from the Sherring Industrial Park, making your commute to work a breeze. Whether you're looking for room to grow or easy access to work and play, this property has it all!