

**139 Blackwolf Way N**  
**Lethbridge, Alberta**

**MLS # A2256398**



**\$475,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Rear Drive, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-M
<b>Utilities:</b>	-

**Inclusions:** OTR, Basement stove, fridge, dishwasher, stackable washer/dryer, garage door opener & control(s).

A Rare Investment Opportunity by Legacy Park! Tucked away on a quiet street just steps from 73-acre Legacy Park, this versatile bi-level home offers an unbeatable location and endless possibilities. Imagine living around the corner from playgrounds, spray park, skate park, sports courts, picnic areas, gardens, wetlands, and over 6 km of paved and natural trails! Plus, you're right across from homes that back onto Blackwolf Lake...what a setting! Inside, this home is designed with flexibility in mind. The main floor suite features 2 bedrooms, 1 full bathroom, a bright open living room with vaulted ceilings, a dining nook, and a tucked-away galley-style kitchen. The legal basement suite boasts a spacious primary bedroom, 4-piece bathroom, its own open-concept kitchen/living/dining area, laundry room, storage space, and a separate furnace. Parking will never be a problem with a front driveway, rear driveway, and a garage...perfect for tenants or extended family. Live up, rent down. ?? Rent both suites plus the garage for excellent cash flow. Or enjoy multi-generational living with privacy for everyone. With its prime location near schools, parks, shopping, and amenities, this property is a smart buy for homeowners and investors alike. Don't miss this rare find, opportunities like this don't come up often!