

75 Blackwolf Pass N
Lethbridge, Alberta

MLS # A2259877



\$534,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

These sellers are ready to move! Welcome to this inviting two-storey home in the desirable Blackwolf community, just steps from a green strip, a few blocks to Legacy Park, and a short commute to the Sherring Industrial Park. The main floor features durable vinyl flooring throughout, a stylish kitchen with quartz countertops, a spacious island, and a walk-in pantry. A large south-facing window at the back of the home, paired with sliding patio doors, fills the space with natural light and opens onto a landscaped backyard with underground sprinklers and convenient alley access. Upstairs you'll find three bedrooms, including a primary suite located over the garage with a walk-in closet and 3-piece ensuite. A stackable washer/dryer is conveniently tucked into the hallway between a 4-piece bathroom and the two additional bedrooms. The basement offers even more living space with a bedroom/office and a fourth bathroom that is framed and ready to be finished.