

**547 Blackwolf Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2269317**



**\$499,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Silent Floor Joists, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, Open Floorplan, Sump Pump(s), Suspended Ceiling, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer and Dryer

Step into refined comfort with this spacious 5-bedroom, 3.5-bathroom home nestled in the sought-after Blackwolf community. The main floor boasts an open-concept layout, seamlessly connecting the living space to a formal dining area via a stylish half wall—perfect for entertaining. The kitchen is a chef’s dream, featuring ample cabinetry and workspace. Upstairs, the expansive primary suite offers a tranquil retreat with a 4-piece ensuite and a generous walk-in closet. Each additional bedroom is thoughtfully designed to provide comfort and flexibility for growing families or guests. Enjoy year-round relaxation on the covered back patio overlooking a fully fenced yard—ideal for kids, pets, and gatherings. A dedicated basketball court pad adds fun and function, while the paved rear parking area is primed for a future garage. A large shed provides extra storage for tools and toys. This home combines luxury, practicality, and room to grow—all in one of Lethbridge’s most desirable neighbourhoods.