

## 181 Caribou Bend N Lethbridge, Alberta

MLS # A2274705



# \$514,900

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Blackwolf 2                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,438 sq.ft.                                                               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Street Lighting                          |               |                  |

|                    |                                                                                                                                             |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                    | <b>Zoning:</b>    | R-M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                         |                   |     |

Welcome to the Lanark by Stranville Living in the popular community of BlackWolf in north Lethbridge! You can't talk about BlackWolf without focusing on Legacy Regional Park, the first major regional park on the north side, similar to Henderson Lake Park and Nicholas Sheran Park. The park spans 73 acres and was designed for people to play, relax and connect with their community. Amenities include Skate Park, Playground, Challenge Course, Fitness Equipment, Group Picnic Shelter, Belvedere Lookout and Amphitheatre, Discovery Playground, Tennis, Pickleball, Basketball, Baseball, Soccer, Public Washrooms, Paved Pathways, Natural trails, Outdoor Skating, Sledding Hill, Ornamental Gardens, Spray Park, Bookable Picnic Shelter, Bookable Pavilion, and Concession - Open weekends. Let's get back to the home! This terrific two-storey model really gets it done - 3 bedrooms, 2.5 bathrooms, large kitchen, open concept living room and dining room, and a basement full of potential. The main floor includes a beautifully appointed kitchen by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and peninsula with extended bar. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. Upstairs you'll find the spacious primary bedroom with a tasteful ensuite and large walk-in closet, two more bedrooms, and upper level laundry. Don't forget about the high efficient mechanical equipment, Low E windows, and spray foam in the rim joists that help keep your heating and cooling costs in check. This home is located merely a five-iron away from Legacy Park and can be yours today! Photos may contain virtual staging.