

**633 Blackwolf Boulevard N**  
**Lethbridge, Alberta**

**MLS # A2301099**



**\$415,000**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

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

**Inclusions:** Window roller blinds, Flower beds outside

Welcome to this recently built half-duplex in the desirable Blackwolf community on Lethbridge's north side. This modern 3 Bedroom, south-facing home offers a bright, functional layout with plenty of natural light throughout—and the added comfort of central air conditioning for those warm summer days. A standout feature is the detached double garage, providing ample parking and storage. The landscaped yard includes a fenced backyard, and the home is located within a 15-minute walk to Legacy Park—offering expansive green space and scenic walking paths. You'll also enjoy convenient access to nearby shopping and everyday essentials. A fantastic opportunity in a growing, family-friendly neighborhood.