Anne French
Your REALTOR®
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250 Caribou Way N
Lethbridge, Alberta

MLS # A2302161



$504,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

The "Grayson" model by Avonlea Homes . Nice and open floor plan on the main floor, 9' ceilings, large windows for that extra sunlight, quartz countertops, and Kohler fixtures. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the new phase of Blackwolf close to walking trails, 73 acre Legacy Park and lots of amenities. Easy access to downtown core. Home is Virtually Staged. New Home Warranty. FIRST TIME HOME BUYER, ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply.

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