

**42 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2303986



\$609,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: Built-in oven, built-in range, dishwasher, induction cooktop, microwave, refrigerator, central A/C, backyard shed, all window coverings (including remote electric blinds), washer, dryer, BBQ

Backing onto green space with no rear neighbors, this is the kind of setup you've been waiting for! Welcome to 42 Blackwolf Pass N, a spotless, incredibly well-maintained 2-storey offering 3 bedrooms, 2.5 bathrooms, and an unfinished basement with tons of potential to grow. From the moment you walk in, the large front entry and open layout just feel right. Big windows and a huge sliding glass door fill the space with natural light while giving you a direct view of the open green space behind you, a premium lot feature that's hard to come by. The kitchen is dialed in with an induction cooktop, wall oven, built-in fridge, a huge pantry, and refinished cabinetry that gives the space a fresh, updated feel. The living room is warm and inviting with an electric fireplace that ties it all together. Upstairs features a versatile bonus room, convenient laundry, and three well-sized bedrooms. You'll also notice the little upgrades that make a difference, including blackout blinds, floating toilets, and a clean, modern feel throughout. The basement is unfinished but set up well for the future, with large windows that open and bring in plenty of natural light. This home has been incredibly well cared for and it shows. Central A/C, underground sprinklers, high-efficiency furnace, large hot water tank, sump pump, it's all done. Step outside and this is where it really hits. Fully fenced yard, two garden beds, a privacy screen on the deck, and nothing but green space behind you. Quiet, open, and hard to beat. Located in Blackwolf, one of North Lethbridge's fastest-growing communities, you're close to parks, paths, schools, and everything you need day to day. Clean. Functional. Premium lot. Move-in ready. This one stands out.