

**18 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2310717**



**\$565,000**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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>	Ceiling Fan(s), Quartz Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C, Ceiling Fan, TV Wall Mount

Welcome to 18 Blackwolf Pass N, The Kohen built by Avonlea Homes; a well-designed 2-storey home located in the growing northside community of Blackwolf. Offering 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines modern functionality with bright, open living spaces ideal for families and everyday living. Upon entry, you are welcomed by a convenient half bath for guests and a bright open-concept main floor with large windows that fill the living room, kitchen, and dining area with natural light. The kitchen offers a large island, walk-in pantry, and convenient access to the attached garage, while the dining area opens directly onto the backyard deck overlooking a green strip. Upstairs, the spacious primary bedroom features a walk-in closet and a 3-piece ensuite bathroom. Two additional bedrooms, a 4-piece bathroom, a bright family room, and upper-floor laundry complete the second level. The unfinished basement provides future potential, with plumbing already in place for a future bathroom and space for the development of another bedroom and additional living area. Blackwolf is one of Lethbridge's newer northside communities, known for its modern homes, landscaped parks, and family-friendly atmosphere. The neighbourhood offers extensive walking pathways, green spaces, and convenient access to Legacy Regional Park, featuring playgrounds, a spray park, pickleball courts, walking and biking trails, dog parks, and open recreation fields. Residents also enjoy quick access to shopping, restaurants, grocery stores, gas stations, fitness centres, and other everyday amenities at nearby Uplands Common. With its bright layout, future development potential, and excellent location in a modern family-oriented community, 18 Blackwolf Pass N offers a comfortable and practical place to call home. Please view the video walkthrough

in the links tab or on YouTube by searching for the home address; this is a home you&rsquo;ll want to experience in full.