



GRASSROOTS
REALTY GROUP

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**147 Blackwolf Way N
Lethbridge, Alberta**

MLS # A2231284



\$414,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	914 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot, Standard Shaped Lot		

Heating:	ENERGY STAR Qualified Equipment, Make-up Air, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: NONE

Bright and clean Bi level, lots of space for two bedrooms up, an open kitchen dining area with two more bedrooms and large family room on the lower level. This one is only 12 years old and has all the features you've been looking for. The backyard is open for your ideas, a lane-way home, a double garage, check out the possibilities with the City Planning Department.