



**GRASSROOTS**  
REALTY GROUP

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**103 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2236284**



**\$549,900**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** overhead shelving in garage.

Welcome to this bright and modern 4-year-old two-storey home, perfectly located across from a green space and just a few short blocks to Legacy Park. With an ideal mix of style, space, and convenience, this home is perfect for families and professionals alike. Step inside to an open-concept main floor that seamlessly connects the kitchen, dining, and living areas. Upstairs, you'll find three well sized bedrooms, including a primary suite with a private 3-piece ensuite. A 4-piece bathroom serves the additional two bedrooms. The fully developed basement offers a cozy family room, an additional bedroom, and another full 4-piece bathroom, a perfect space for guests, teens, or a home office. Did you see the solar panels on the roof? what a bonus! Located in a family-friendly neighbourhood, this home is just steps from parks and green space, and only minutes from the Sherring Industrial Park, making your commute to work a breeze. Whether you're looking for room to grow or easy access to work and play, this property has it all!