



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**809 Greywolf Run N
Lethbridge, Alberta**

MLS # A2244094



\$509,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: Garage door opener and controls, underground sprinklers, central air. Please note microwave not in working order.

This 1317 sq. ft. two-storey home features a modern design, front verandah, and is just a short walk to a 73-acre park. Enjoy a stylish kitchen with quartz counters, pantry, and peninsula, plus a spacious rear living room. Upstairs, the primary suite includes a walk-in closet and three-piece ensuite. Thoughtful layout with front/back coat closets and mudroom. Completing this lovely home is a fully developed basement, detached garage, underground sprinklers, central air and stone patio.